



TOWN PLANNING - INDEX

SHEET NUMBER	SHEET NAME
TP010	SCHEDULES & GENERAL NOTES
TP098	BASEMENT 2
TP099	BASEMENT 1
TP100	GROUND LEVEL
TP101	LEVEL 1
TP102	LEVEL 2
TP103	LEVEL 3
TP104	LEVEL 4
TP105	LEVEL 5
TP106	LEVEL 6
TP107	LEVEL 7
TP108	LEVEL 8
TP109	ROOF PLAN
TP200	ELEVATIONS
TP201	ELEVATIONS
TP210	SECTIONS
TP211	SECTIONS
TP220	PART SECTIONS
TP221	PART SECTIONS
TP600	APARTMENT TYPE - 1A, 1B, 2A
TP601	APARTMENT TYPE - 2B, 2C, 2D
TP602	APARTMENT TYPE - 2E, 2F, 2G
TP603	APARTMENT TYPE - 2H
TP604	APARTMENT TYPE - 2I, 2J, 2K
TP605	APARTMENT TYPE - 2L, 2M
TP606	APARTMENT TYPE - 2N, 2O
TP607	APARTMENT TYPE - 2P, 3A
TP608	APARTMENT TYPE - 3B, 3C
TP950	SHADOW ANALYSIS - 9AM
TP951	SHADOW ANALYSIS - 10AM
TP952	SHADOW ANALYSIS - 11AM
TP953	SHADOW ANALYSIS - 12 NOON
TP954	SHADOW ANALYSIS - 1PM
TP955	SHADOW ANALYSIS - 2PM
TP956	SHADOW ANALYSIS - 3PM

PLANNING SUBMISSION - 3 OF 3

TOWN PLANNING



7 - 15 HORNE STREET  
ELSTERNWICK, VIC

MIXED USE PROPOSAL



## GENERAL NOTES

- All apartments to have a minimum energy star rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

## PARKING NOTES

The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by 'Ratio Traffic' for further details.

- All mechanical venting of basement required to occur internally within site
- Car spaces to be typically 2800 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from aisle end of parking space unless specified otherwise
- 'Ned Kelly' staggered height wall mounted bike storage (or similar) @ 500mm centers
- CO2 sensors will be installed throughout the two basement carparking areas and connected to mechanical exhaust equipment to lower operational time while maintaining good air quality

## PARKING ALLOCATION

On-site parking allocation to include

- Not less than one car space for each one or two bedroom apartment
- Not less than two car spaces for each three or more bedroom apartment
- Not Less than 1.5 car spaces to each 100sqm of leasable floor area for shops and food and drink premises
- Not less than 2.0 car spaces to each 100sqm of net floor area for office

## ESD NOTES

- Proposed development to achieve the required cooling loads <30ML/m<sup>2</sup>, which for 'Climate Zone 21 Melbourne' achieves compliance with 'Clause 58.03 Standard D6 of the Glen Eira Planning Scheme', with the nomination of appropriate building fabric elements in accordance with those recommended within the sample energy report provided in 'Appendix 1' provided by 'SDC Consultants'
- Proposed development to provide rainwater collection for non-drinking purposes and the provision of Stormwater management systems, as prescribed in 'Standard D13' of Apartment Developments (Clause 58.03-8 of the Glen Eira Planning Scheme)

## WATER FIXTURES AND FITTINGS

The development will include the following WELS rated fixture:

Toilets	-	4 Star
Taps	-	5 Star
Showerheads	-	3 Star (<7.5l/min)

## RAINWATER COLLECTION

Rainwater harvesting from roofs and a portion of terrace areas to be filtered and stored in 15,000L Tanks. Collected water to be used for toilet flushing of commercial/retail spaces on ground floor, as well as irrigation.

For additional information refer to ESD report prepared by 'SDC Consultants'

## APARTMENT SUMMARY

BEDROOMS	APARTMENT COUNT
SDA APARTMENTS	10
1 BED	2
2 BED	26
3 BED	5

TOTAL APARTMENTS	43
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STANDARD D17 COMPLAINT	27 (62.5%)
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## RETAIL / COMMERCIAL SUMMARY

TYPE	TYPE AREA
RETAIL / COMMERCIAL	280.00m²

TOTAL AREA	280.00m <sup>2</sup>
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## CAR PARKING SUMMARY

TYPE	NUMBER OF TYPE
<b>BASEMENT 2</b>	
STANDARD	24
ACCESSIBLE	4
<b>TOTAL</b>	<b>28</b>

BASEMENT 1	
STANDARD	31
TOTAL	31

GROUND	
STANDARD - RETAIL	3
ACCESSIBLE	1
TOTAL	4

TOTAL CAR SPACES	63
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## CAR PARKING - ALLOCATION

ALLOCATION	CAR SPACES
Residential	55
Residential SDA	4
Retail	4
Total	63

## BIKE PARKING - BREAKDOWN

ALLOCATION	TYPE	BIKE SPACES
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GROUND LOWER		
Retail	Wall Based Hanging	4
		4

GROUND FLOOR		
Residential	Floor Based Hoop	8
Residential	Wall Based Hanging	35
Visitor	Floor Based Hoop	6
		49
Grand total		53

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) REVISED SCHEDULES FOLLOWING CHANGE IN BUILDING USE
		ii) REVISED NOTES FOLLOWING CHANGE IN BUILDING USE

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING


**CBG ARCHITECTS & INTERIOR DESIGNERS**  
33 Tope Street, South Melbourne VIC 3205  
P: +61 3 9525 3855

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DRAWING SCALE

NA

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUNCIL LETTER DATED 17 FEB 2020
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F	22.12.2020	VOLUNTARY AMENDMENTS

 7 - 15 HORNE STREET ELSTERNWICK, VIC	1702 <b>TP010 - F</b>
VCAT ISSUE SCHEDULES & GENERAL NOTES	

# CBG



HORNE STREET

COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

PARKING NOTES

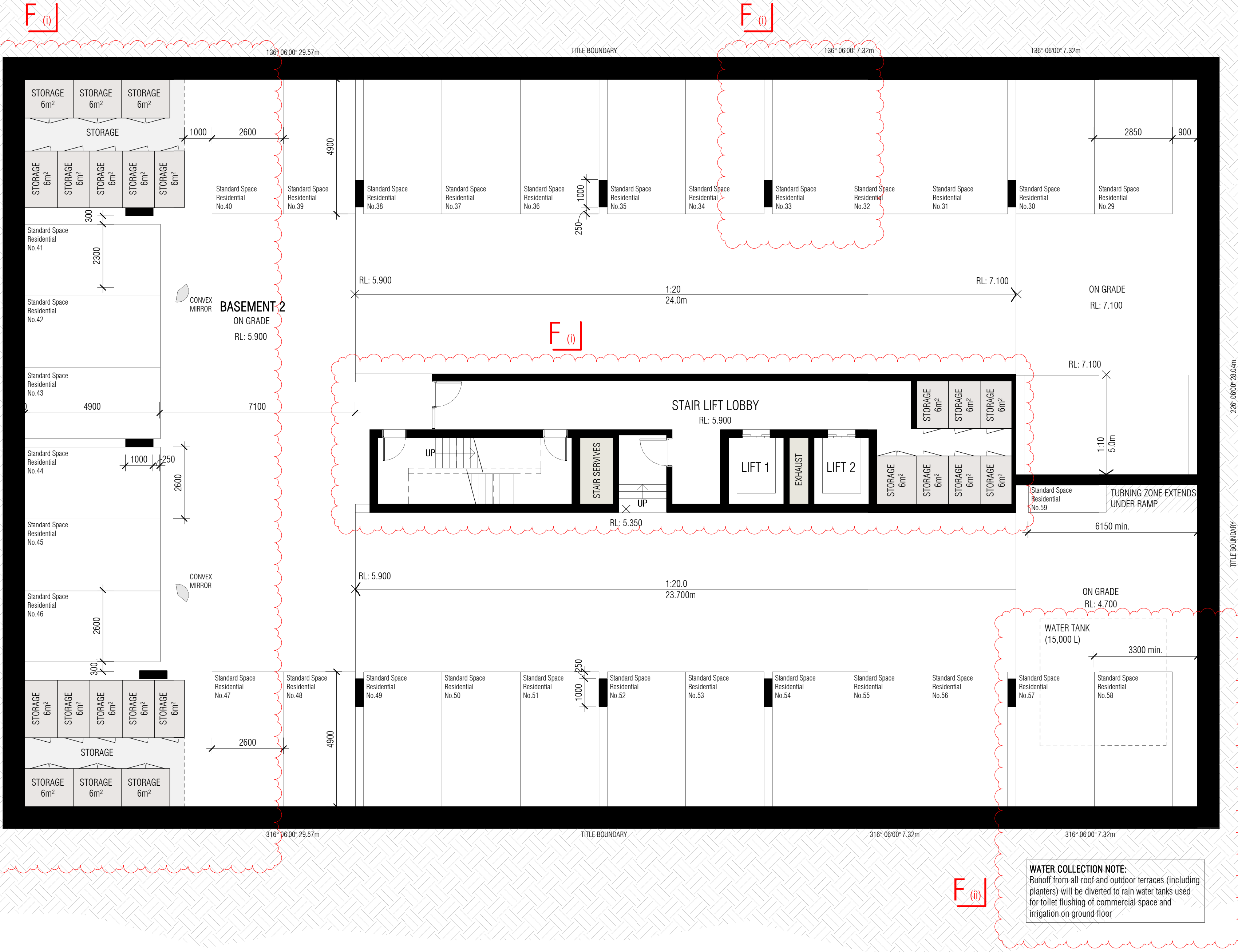
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REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) REVISED BASEMENT LAYOUT FOLLOWING CHANGE IN BUILDING USE

A	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:100 @ A1  
1:200 @ A3

NORTH

4m

7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
VCAT ISSUE	TP098 - F
BASEMENT 2	

CBG



HORNE STREET

COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

PARKING NOTES

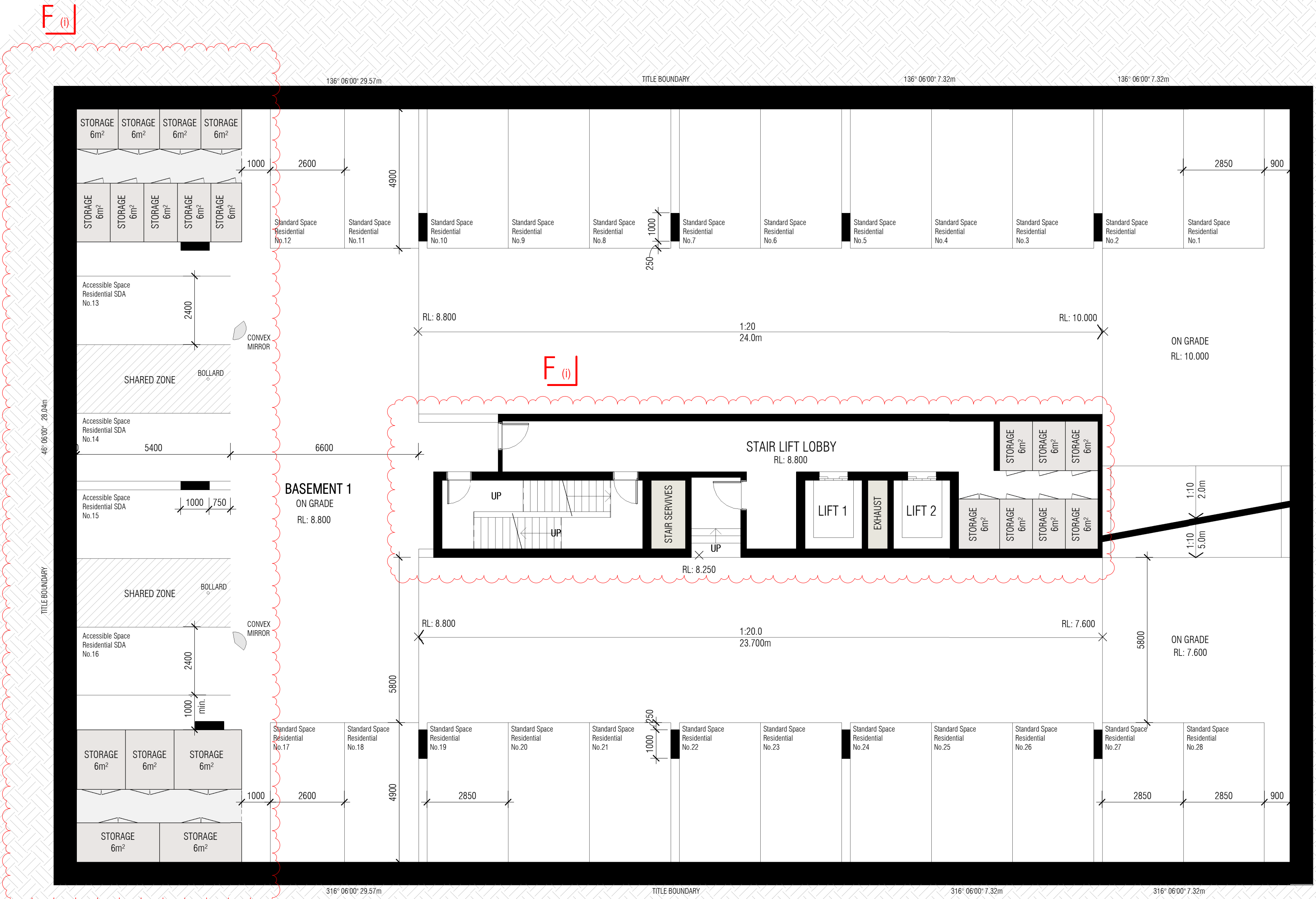
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REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) REVISED BASEMENT LAYOUT FOLLOWING CHANGE IN BUILDING USE

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

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F	22.12.2020	VOLUNTARY AMENDMENTS

DRAWING SCALE 1:100 @ A1  
1:200 @ A3

NORTH

4m

7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP099 - F
	VCAT ISSUE
BASEMENT 1	

CBG



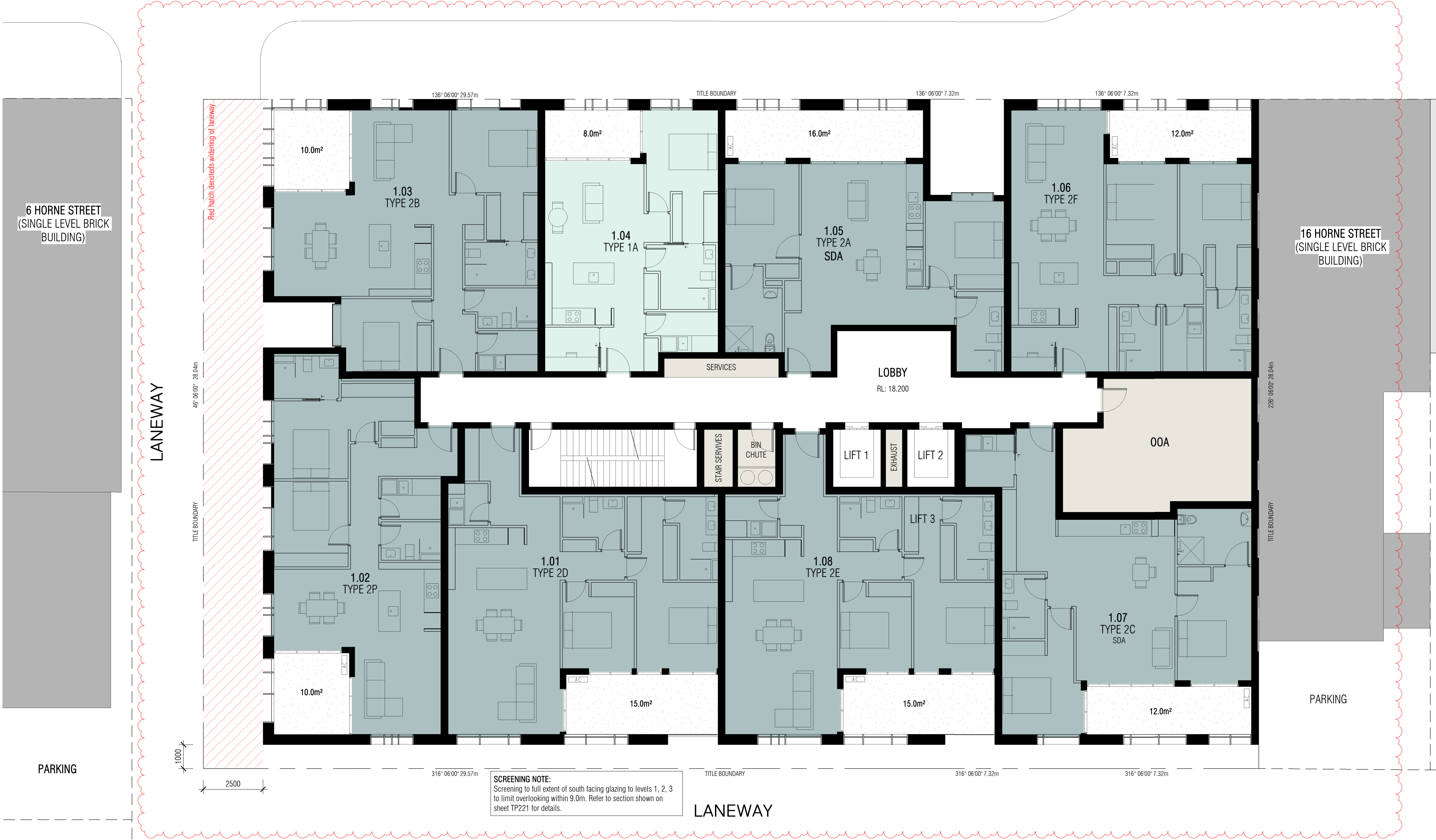






HORNE STREET

F (i)



COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

GENERAL NOTES

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- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

- NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16
- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
  - Living areas to achieve no greater than 40dB(A) 6am to 10pm

APARTMENT DESIGN GUIDELINE NOTES

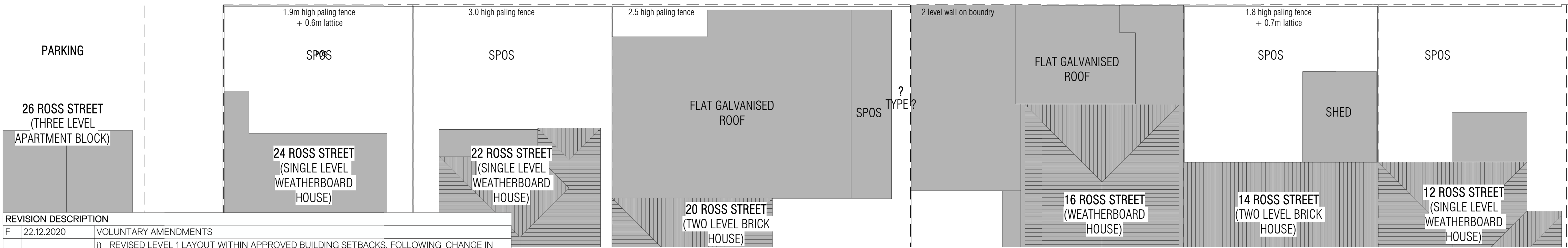
STORAGE:	
APARTMENT 1 BED	10m³ (min.)
APARTMENT 2 BED	14m³ (min.)
APARTMENT 3 BED	18m³ (min.)

- ACCESSIBILITY:
- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
  - A clear path with a min. width of 1.2m that connects the dwelling entrance to the main bedroom and adaptable bathroom
  - A main bedroom with access to an adaptable bathroom
  - At least 1 bathroom that meets all of the design requirements of the design guidelines

For 'Apartment Design Guide' analysis refer to sheet series A600

F (ii)

F (iii)



REVISION DESCRIPTION	
F	22.12.2020 VOLUNTARY AMENDMENTS
A	03.12.2018 AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019 FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019 CONDITION 1 AMENDMENTS
D	24.02.2020 AMENDMENTS FOLLOWING COUNCIL LETTER DATED 17 FEB 2020
E	23.02.2020 AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020 VOLUNTARY AMENDMENTS

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
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DRAWING SCALE 1:100 @ A1  
1:200 @ A3

NORTH

4m

01.11.2018	ISSUED FOR TOWN PLANNING
03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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24.02.2020	AMENDMENTS FOLLOWING COUNCIL LETTER DATED 17 FEB 2020
23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
22.12.2020	VOLUNTARY AMENDMENTS

1702
7 - 15 HORNE STREET ELSTERNWICK, VIC
TP101 - F
VCAT ISSUE
LEVEL 1

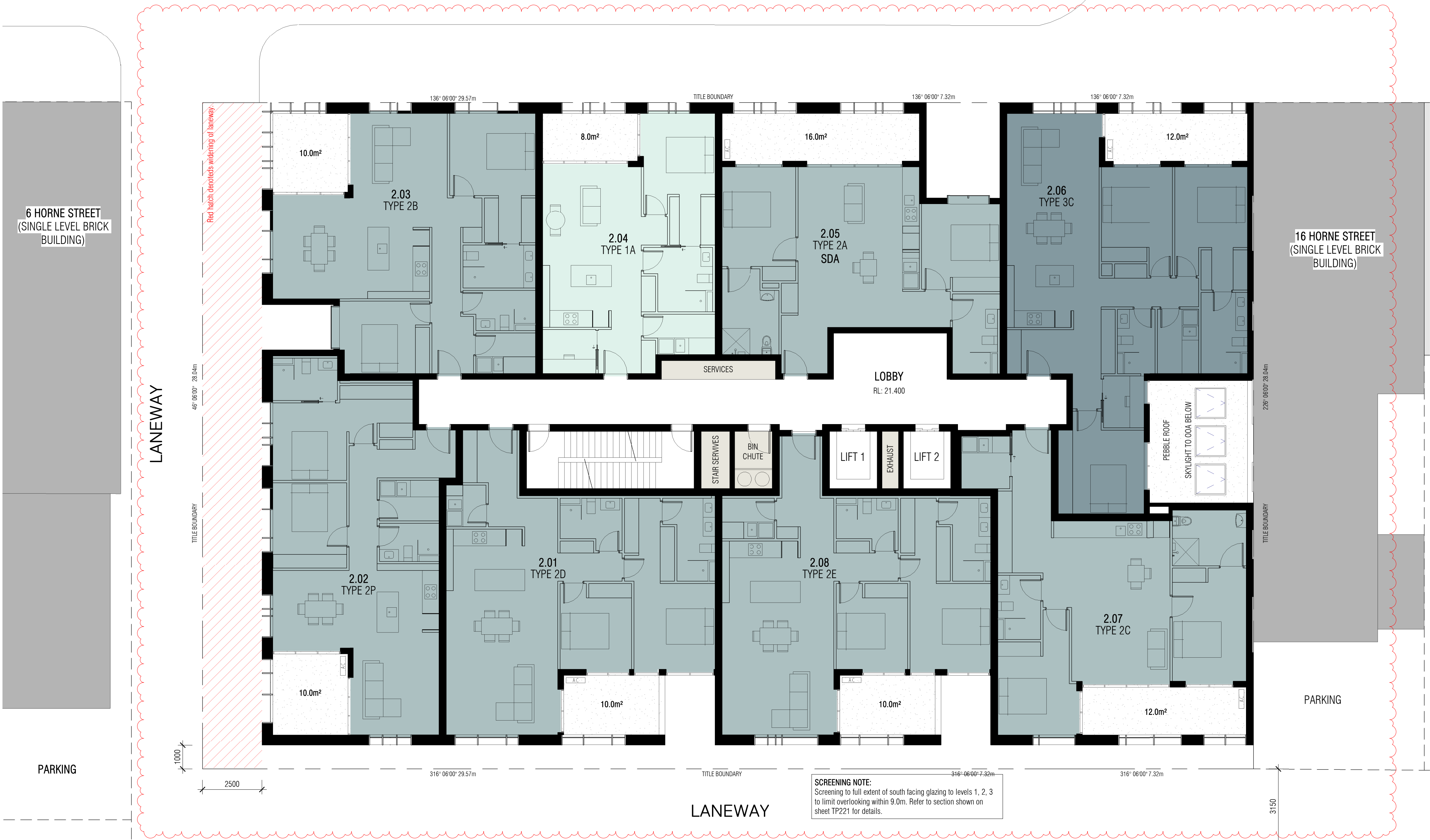
CBG





HORNE STREET

F (i)



COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

GENERAL NOTES

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APARTMENT DESIGN GUIDELINE NOTES

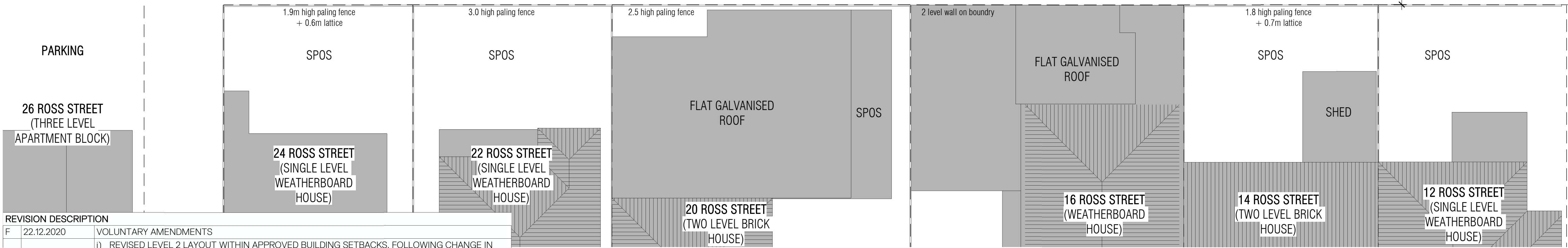
- STORAGE:
- APARTMENT 1 BED 10m³ (min.)
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  - APARTMENT 3 BED 18m³ (min.)

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  - At least 1 bathroom that meets all of the design requirements of the design guidelines

For 'Apartment Design Guide' analysis refer to sheet series A600

F (ii)

F (iii)



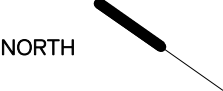
REVISION DESCRIPTION	
F	22.12.2020 VOLUNTARY AMENDMENTS
	i) REVISED LEVEL 2 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE
	ii) AMENDED NOTES FOLLOWING CHANGE IN BUILDING USE
	iii) DELETION OF SCHEDULE COMMERCIAL AREAS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING  
CBG ARCHITECTS & INTERIOR DESIGNERS  
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DRAWING SCALE 1:100 @ A1  
1:200 @ A3



1702
7 - 15 HORNE STREET ELSTERNWICK, VIC VCAT ISSUE LEVEL 2







REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) REVISED LEVEL 3 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE
		ii) AMENDED NOTES FOLLOWING CHANGE IN BUILDING USE

A	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

GENERAL NOTES

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APARTMENT DESIGN GUIDELINE NOTES

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LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting in accordance with Landscape plan prepared by 'John Patrick Landscape Architects'

NOT FOR CONSTRUCTION

DRAWING SCALE 1:100 @ A1 1:200 @ A3

NORTH



1702
7 - 15 HORNE STREET ELSTERNWICK, VIC
VCAT ISSUE
LEVEL 3







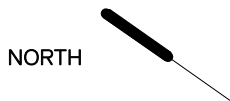
REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) REVISED LEVEL 4 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE
		ii) AMENDED NOTES FOLLOWING CHANGE IN BUILDING USE

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:100 @ A1  
1:200 @ A3



COLOUR LEGEND

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- Retail / Commercial
- Communal
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APARTMENT DESIGN GUIDELINE NOTES

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For 'Apartment Design Guide' analysis refer to sheet series A600

7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP104 - F
	VCAT ISSUE
LEVEL 4	





COLOUR LEGEND

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- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

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NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:100 @ A1  
1:200 @ A3

NORTH



1702
7 - 15 HORNE STREET ELSTERNWICK, VIC
TP105 - F
VCAT ISSUE
LEVEL 5

CBG





COLOUR LEGEND

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APARTMENT DESIGN GUIDELINE NOTES

STORAGE:	
APARTMENT 1 BED	10m³ (min.)
APARTMENT 2 BED	14m³ (min.)
APARTMENT 3 BED	18m³ (min.)

- ACCESSIBILITY:
- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
  - A clear path with a min. width of 1.2m that connects the dwelling entrance to the main bedroom and adaptable bathroom
  - A main bedroom with access to an adaptable bathroom
  - At least 1 bathroom that meets all of the design requirements of the design guidelines

For 'Apartment Design Guide' analysis refer to sheet series A600

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
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DRAWING SCALE 1:100 @ A1  
1:200 @ A3

NORTH



1702
7 - 15 HORNE STREET ELSTERNWICK, VIC
VCAT ISSUE
LEVEL 6

TP106 - F

CBG



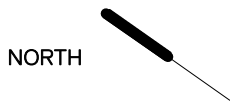
REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) REVISED LEVEL 7 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE
		ii) AMENDED NOTES FOLLOWING CHANGE IN BUILDING USE

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:100 @ A1  
1:200 @ A3



COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to hav a minimum energy star rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

- NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16
- Bedrooms to achieve no greater than 35dB(A)  
10pm to 6am
  - Living areas to achieve no greater than 40dB(A)  
6am to 10pm

APARTMENT DESIGN GUIDELINE NOTES

STORAGE:	
APARTMENT 1 BED	10m³ (min.)
APARTMENT 2 BED	14m³ (min.)
APARTMENT 3 BED	18m³ (min.)

- ACCESSIBILITY:
- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
  - A clear path with a min. width of 1.2m that connects the dwelling entrance to the main bedroom and adaptable bathroom
  - A main bedroom with access to an adaptable bathroom
  - At least 1 bathroom that meets all of the design requirements of the design guidelines

For 'Apartment Design Guide' analysis refer to sheet series A600

	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP107 - F
VCAT ISSUE	
LEVEL 7	







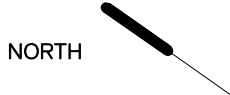
REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) REVISED LEVEL 8 LAYOUT WITHIN APPROVED BUILDING SETBACKS, FOLLOWING CHANGE IN BUILDING USE
		ii) AMENDED NOTES FOLLOWING CHANGE IN BUILDING USE

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:100 @ A1  
1:200 @ A3



COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to hav a minimum energy star rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16

- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
- Living areas to achieve no greater than 40dB(A) 6am to 10pm

APARTMENT DESIGN GUIDELINE NOTES

STORAGE:	
APARTMENT 1 BED	10m³ (min.)
APARTMENT 2 BED	14m³ (min.)
APARTMENT 3 BED	18m³ (min.)

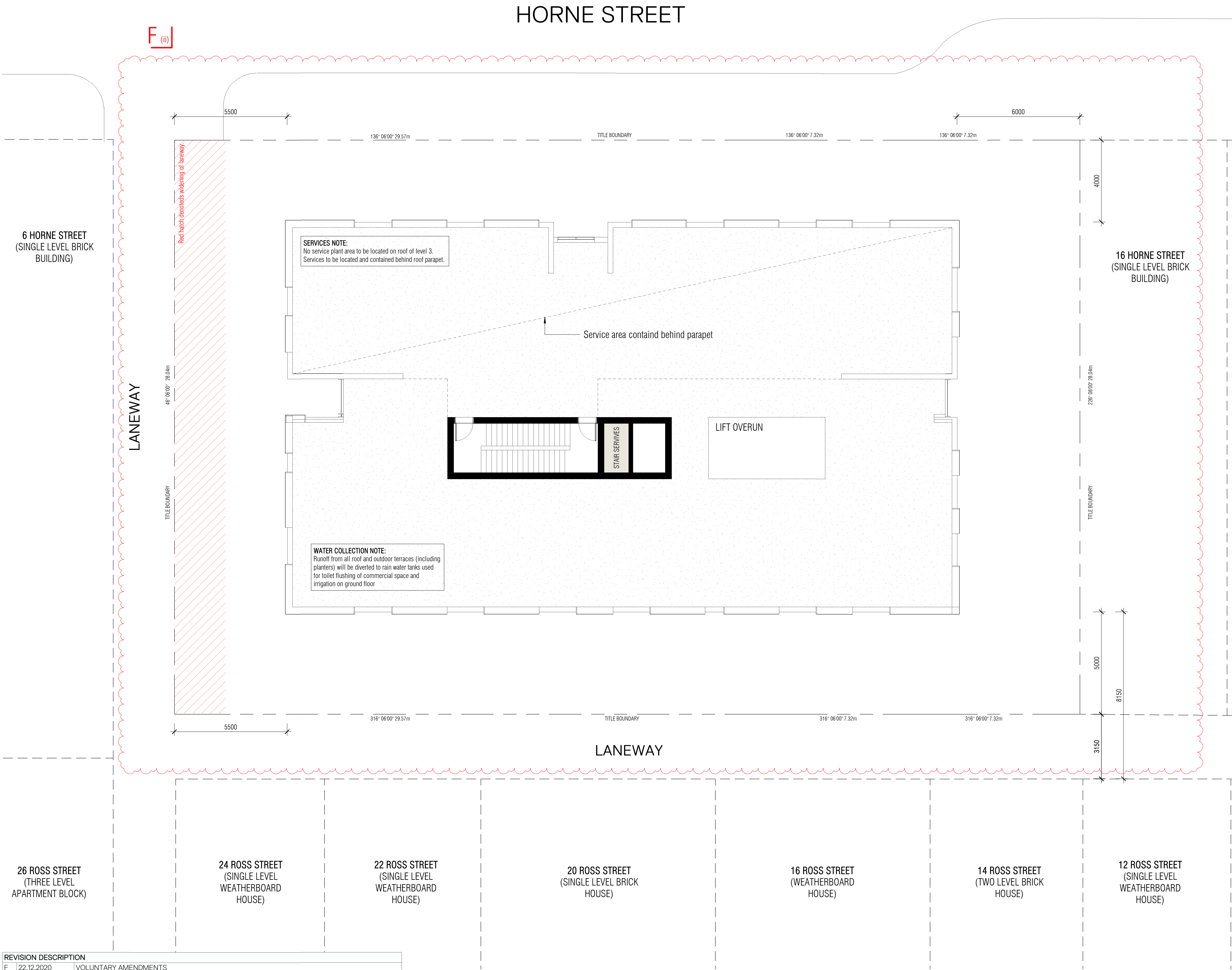
ACCESSIBILITY:

- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
  - A clear path with a min. width of 1.2m that connects the dwelling entrance to the main bedroom and adaptable bathroom
  - A main bedroom with access to an adaptable bathroom
  - At least 1 bathroom that meets all of the design requirements of the design guidelines

For 'Apartment Design Guide' analysis refer to sheet series A600

7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP108 - F
	VCAT ISSUE
LEVEL 8	





REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

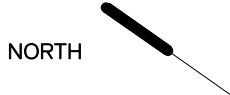
	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
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DRAWING SCALE  
1:100 @ A1  
1:200 @ A3



COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to hav a minimum energy star rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

7 - 15 HORNE STREET  
ELSTERNWICK, VIC

1702  
TP109 - F

VCAT ISSUE  
ROOF PLAN





FINISHES LEGEND

- F (ii)
- ⊗

Finish Code
- CT1

CONCRETE - Natural Concrete Finish
- CT2

CONCRETE - Charcoal tint
- G1

GLASS - Bronze Tint  
(all glass unless otherwise specified)
- G2

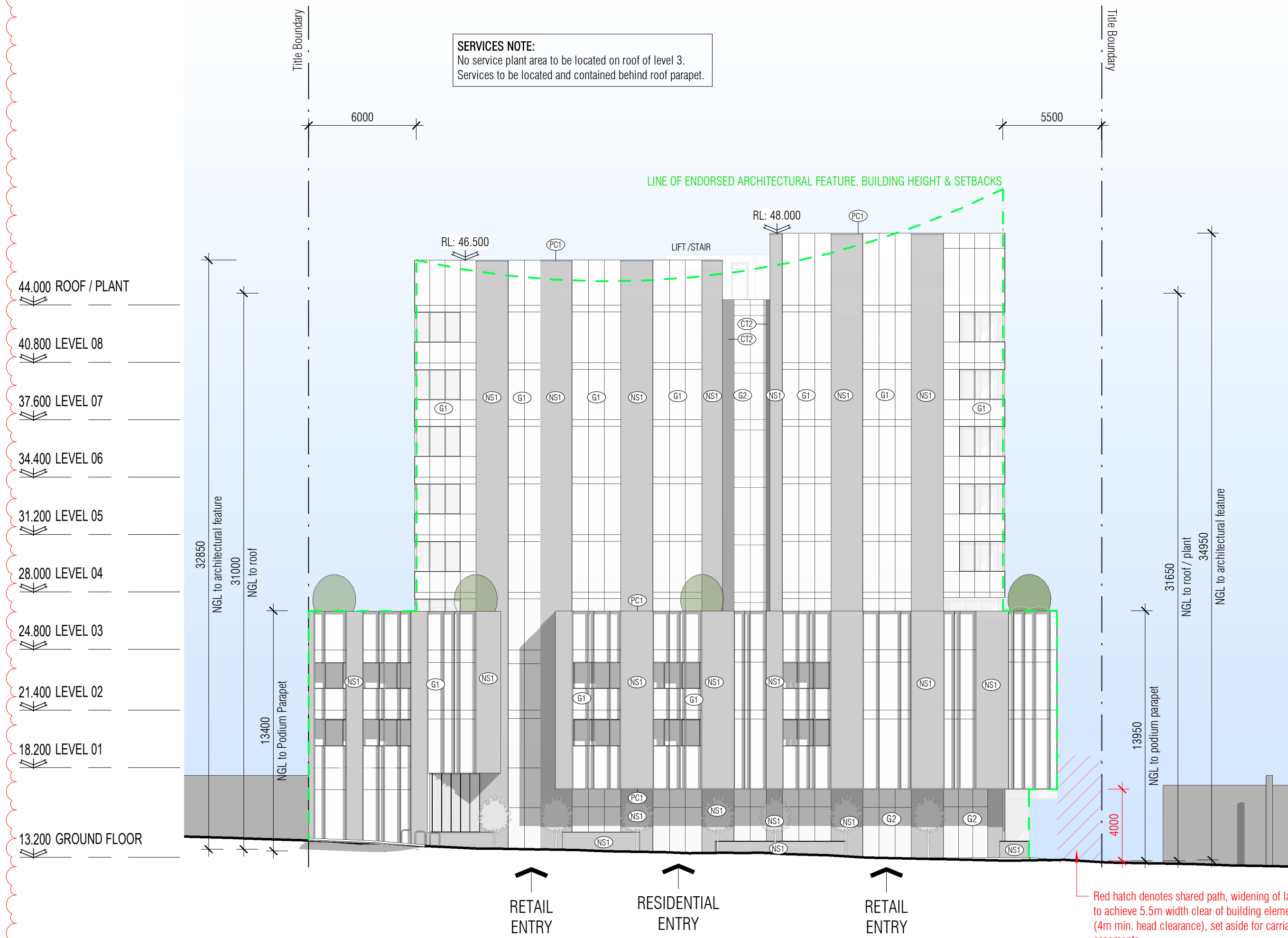
GLASS - Grey Tint
- G3

GLASS - Obscure (max 25% transparency)
- PC1

POWDERCOAT - Dark Bronze  
(window frames)
- NS1

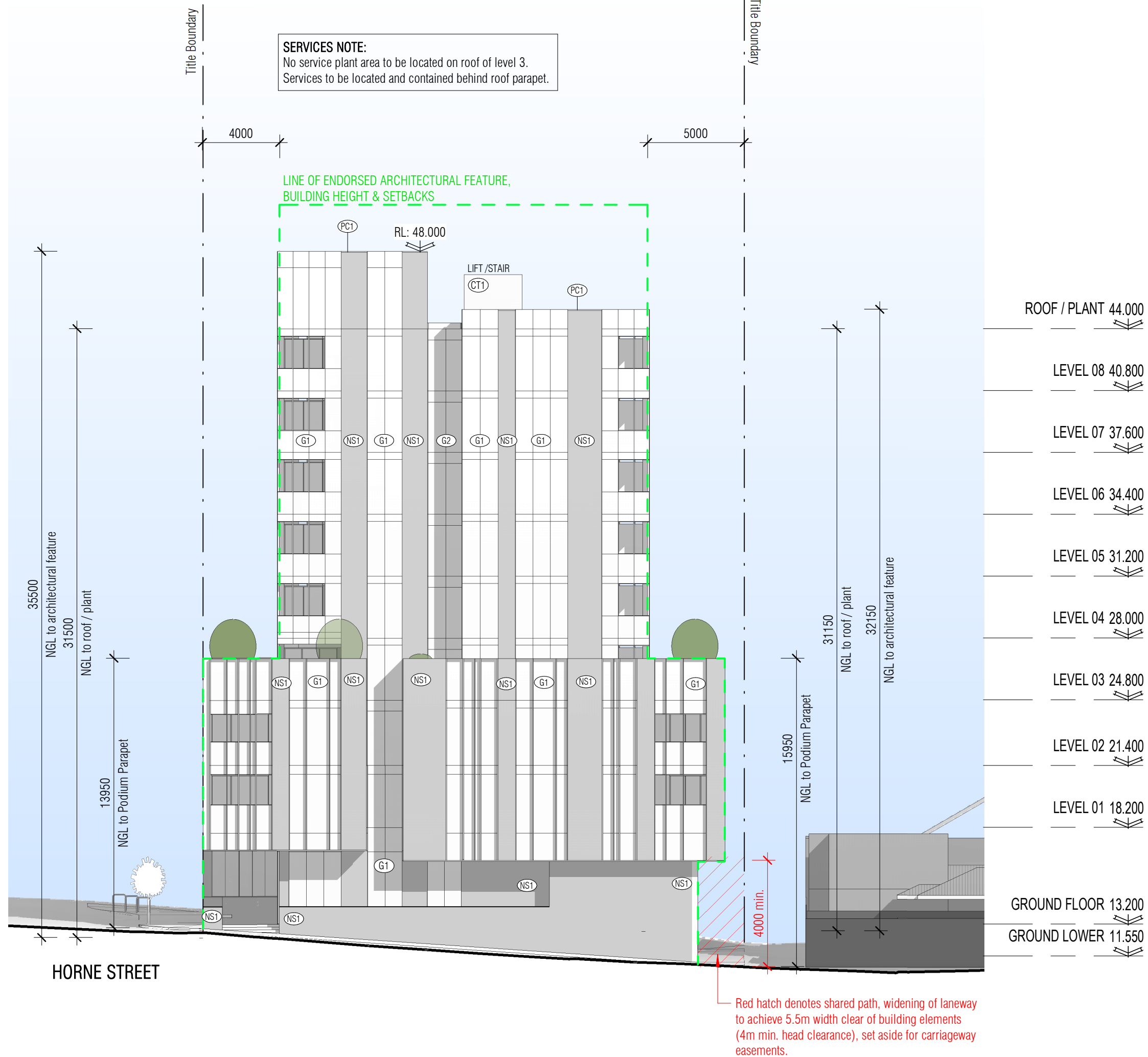
NATURAL STONE LOOK - Dark Grey

F (i)



ELEVATION NORTH EAST

F (i)



ELEVATION NORTH WEST

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED ELEVATIONS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS
		ii) AMENDED FINISHES FOLLOWING REVISED ELEVATIONS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUNCIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
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DRAWING SCALE 1:200 @ A1  
1:400 @ A3

8m

7 - 15 HORNE STREET  
ELSTERNWICK, VIC

1702

TP200 - F

VCAT ISSUE  
ELEVATIONS

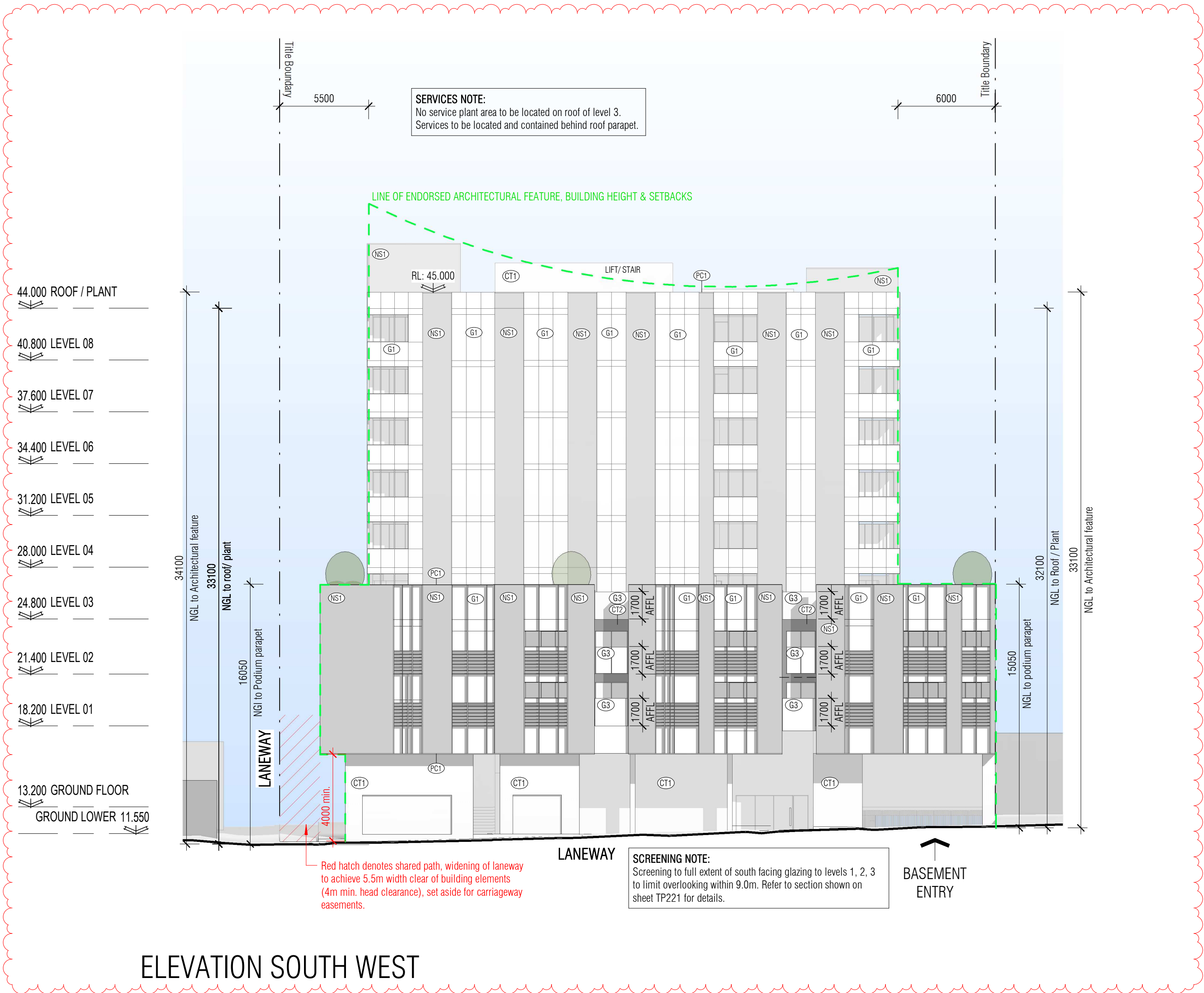
CBG

FINISHES LEGEND

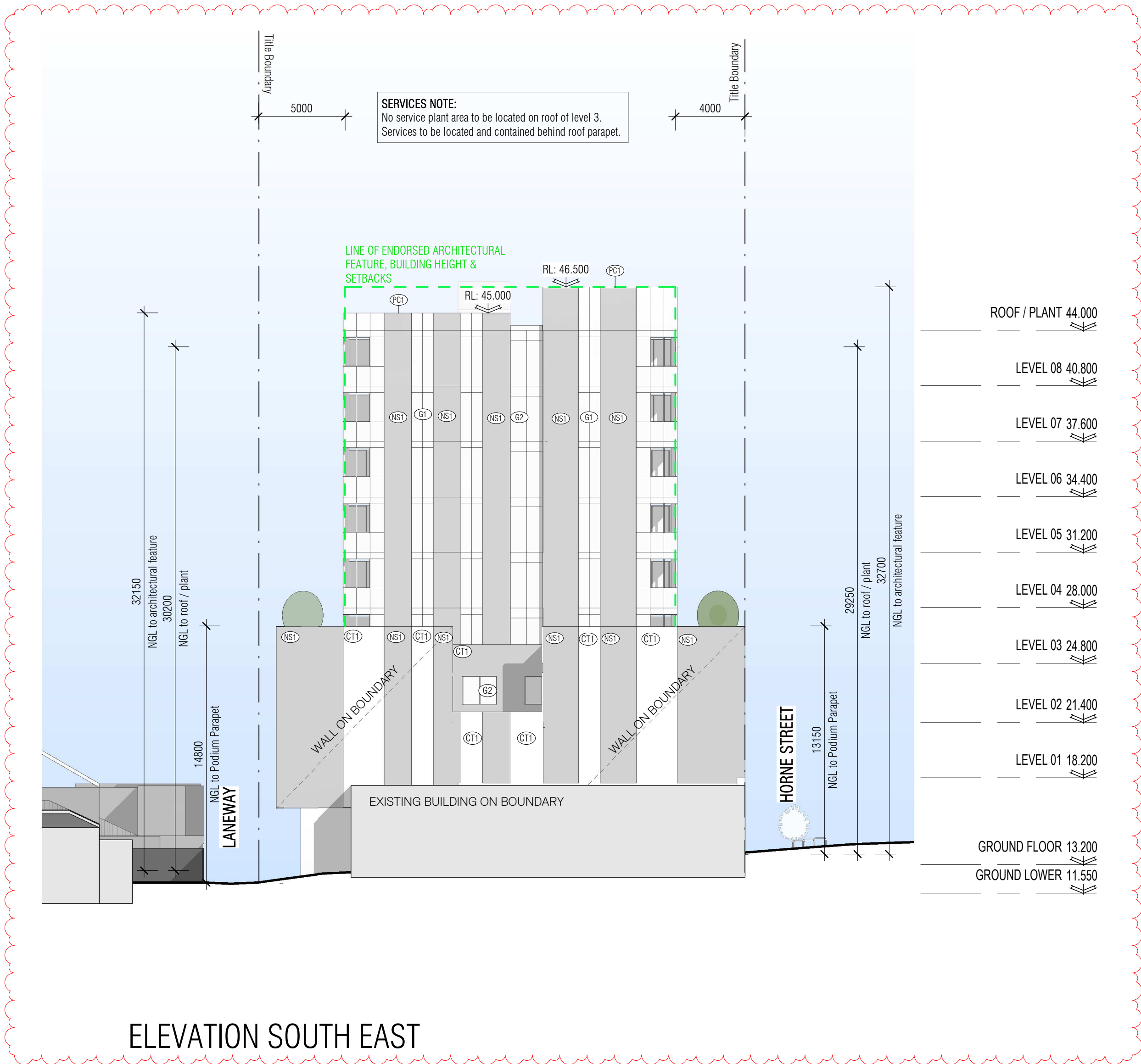
- Finish Code
- CT1CONCRETE - Natural Concrete Finish
- CT2CONCRETE - Charcoal tint
- G1GLASS - Bronze Tint  
(all glass unless otherwise specified)
- G2GLASS - Grey Tint
- G3GLASS - Obscure (max 25% transparency)
- PC1POWDERCOAT - Dark Bronze  
(window frames)
- NS1NATURAL STONE LOOK - Dark Grey

F (i)

F (i)



F (i)



REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED ELEVATIONS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS
		ii) AMENDED FINISHES FOLLOWING REVISED ELEVATIONS

NOT FOR CONSTRUCTION

01.11.2018	ISSUED FOR TOWN PLANNING
A 03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B 21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C 17.12.2019	CONDITION 1 AMENDMENTS
D 24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E 23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F 22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:200 @ A1  
1:400 @ A3

8m

1702
7 - 15 HORNE STREET ELSTERNWICK, VIC
TP201 - F
VCAT ISSUE
ELEVATIONS

CBG





## KEY PLAN



NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

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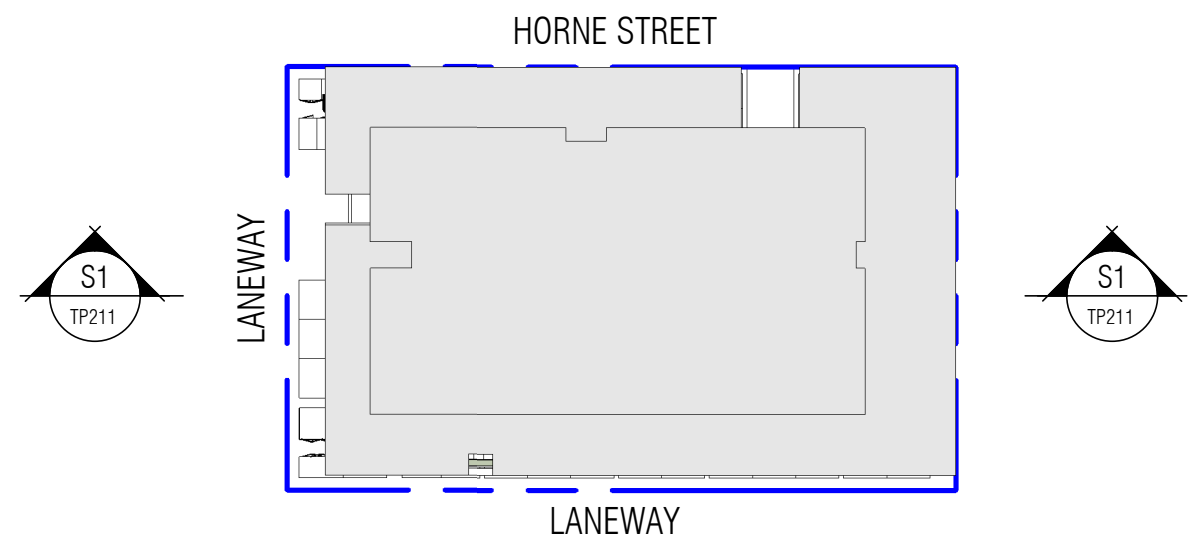
- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area

DRAWING SCALE                    1:200 @ A1  
   1:400 @ A3

8m

	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	<b>TP210 - F</b>
VCAT ISSUE	
SECTIONS	

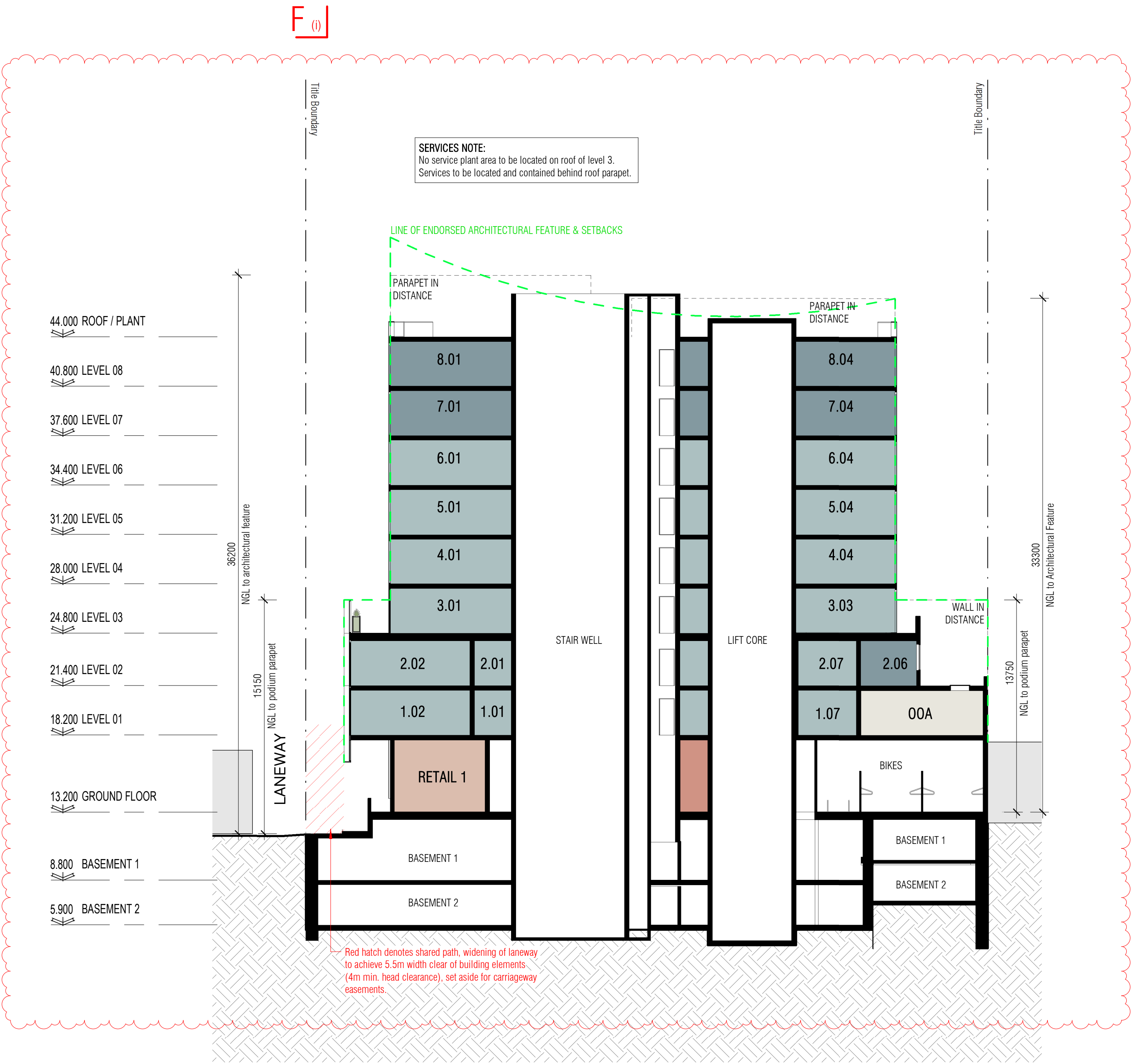
**CBG**



KEY PLAN

COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



SECTION C  
1 : 200

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED SECTIONS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING  
CBG ARCHITECTS & INTERIOR DESIGNERS  
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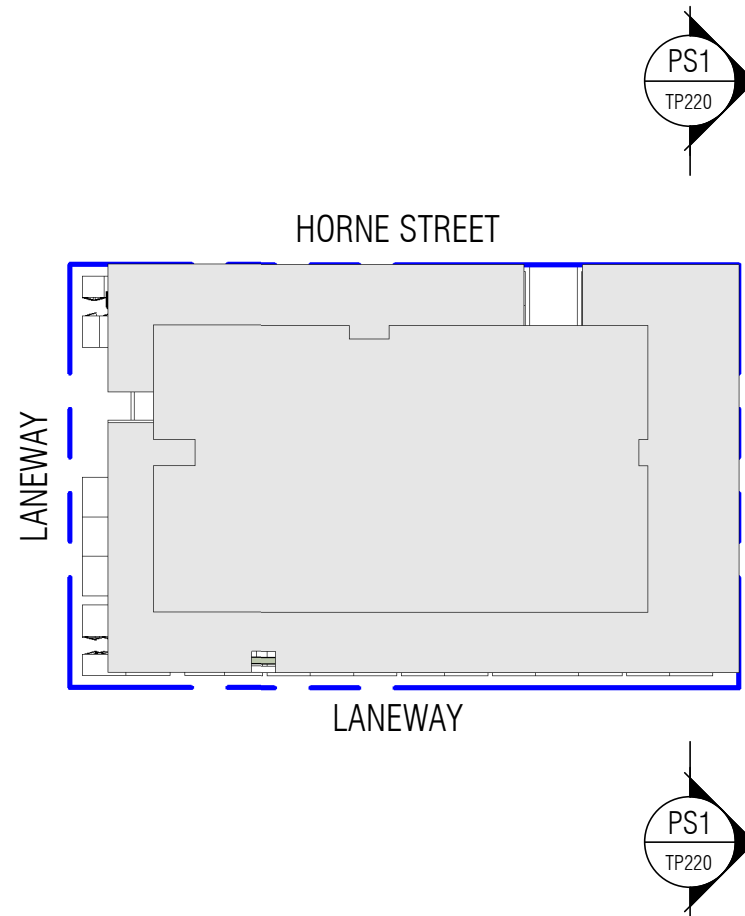
DRAWING SCALE 1:200 @ A1  
1:400 @ A3



7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP211 - F
VCAT ISSUE	
SECTIONS	

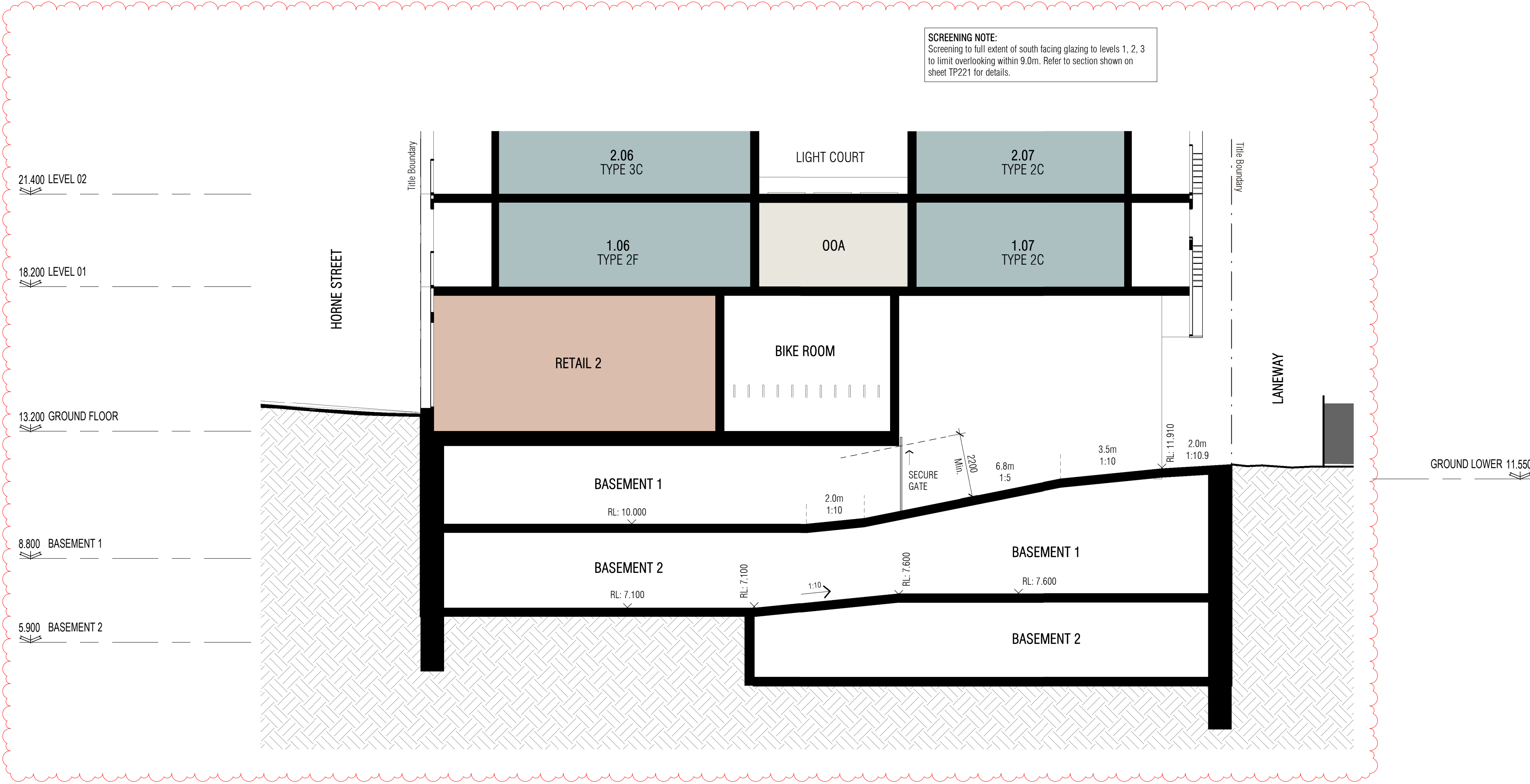






KEY PLAN

F (i)



PART SECTION 1

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED PART SECTIONS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING  
  
CBG ARCHITECTS & INTERIOR DESIGNERS  
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P: +61 3 9525 3855

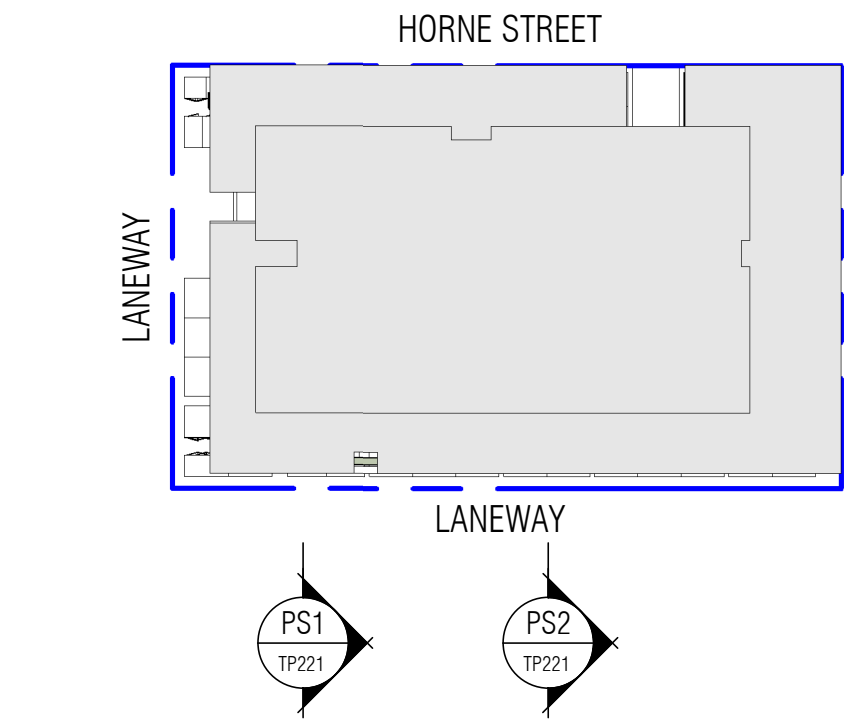
This drawing is subject to copyright to CBG Architects Pty. Ltd.

DRAWING SCALE 1:100 @ A1  
1:200 @ A3

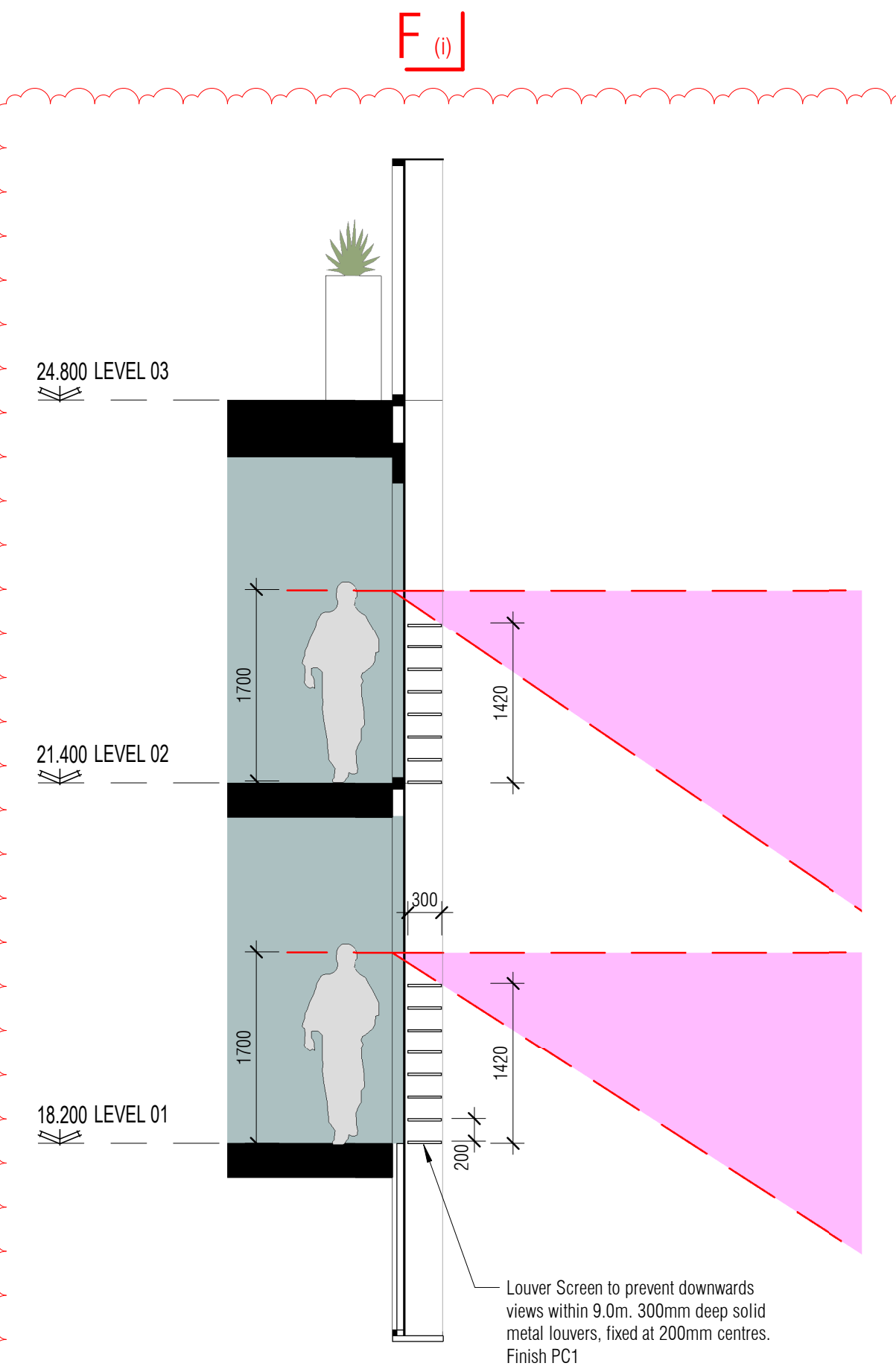


■■■■■■■■■■ 7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP220 - F
	VCAT ISSUE PART SECTIONS





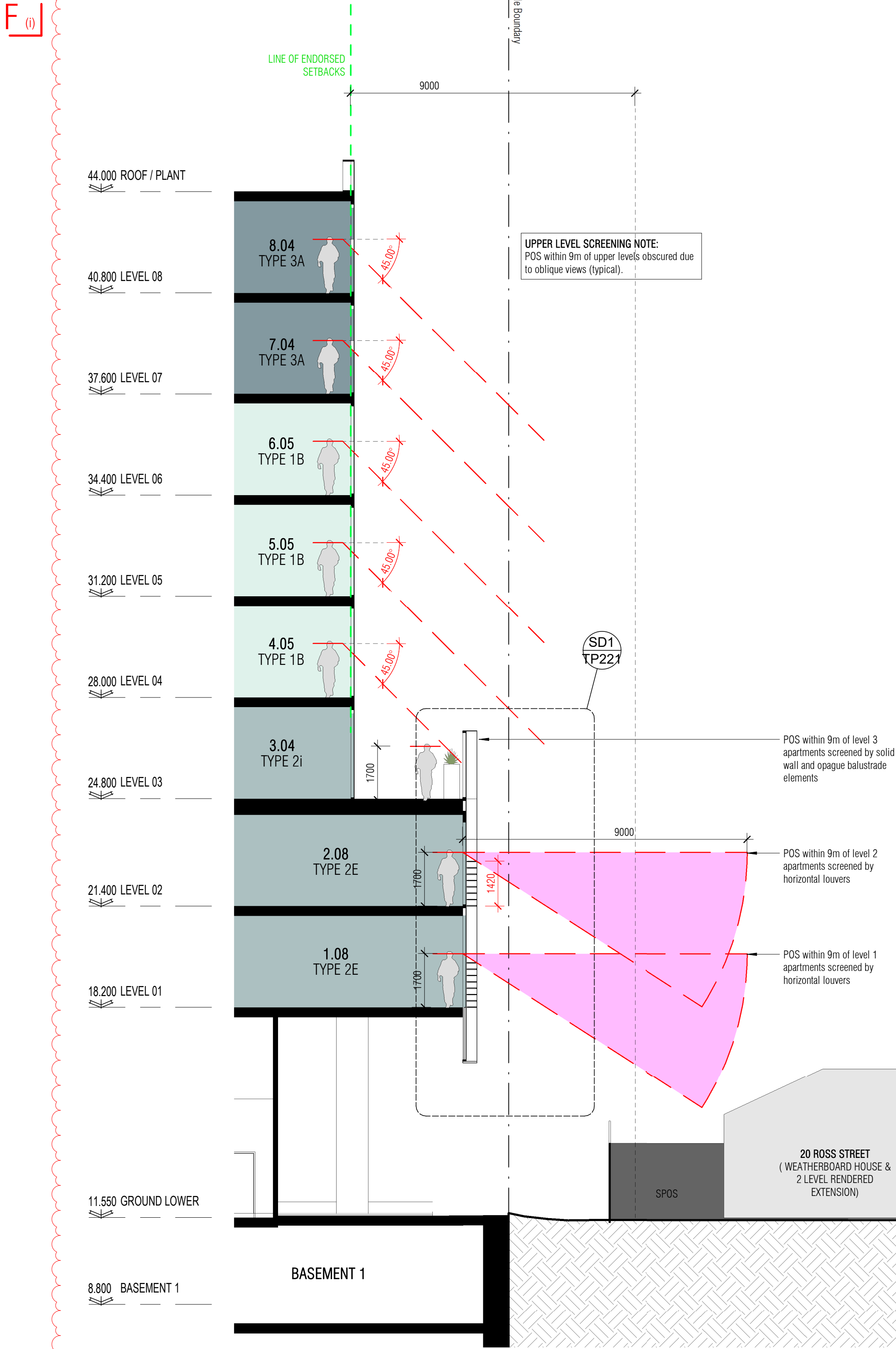
KEY PLAN



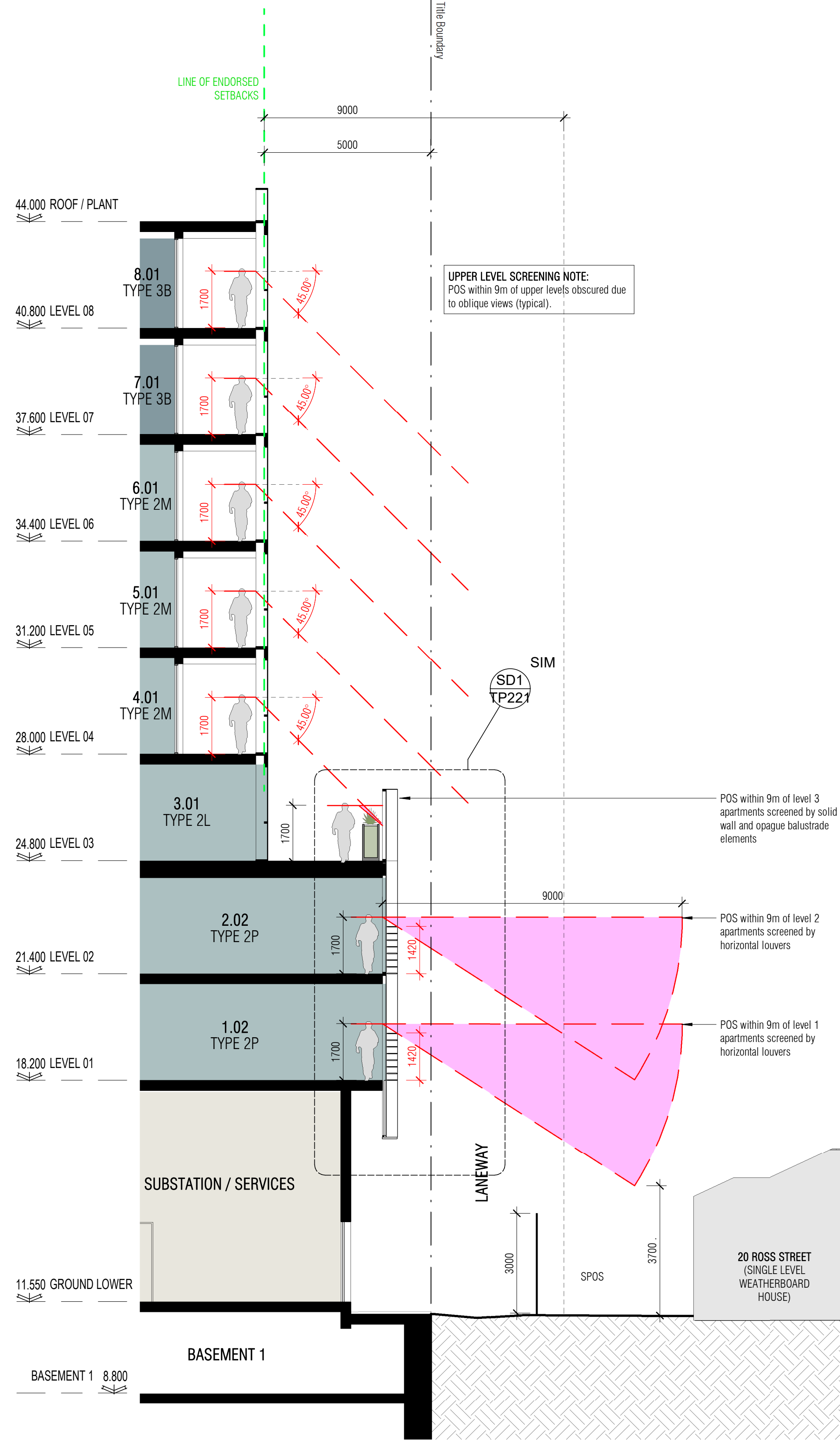
SD1 - TYPICAL PODIUM SCREENING DETAIL  
1 : 50

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED PART SECTIONS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUNCIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS



PART SECTION 2  
1 : 100



PART SECTION 3  
1 : 100

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

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■■■■■■■■■■	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP221 - F
VCAT ISSUE	
PART SECTIONS	

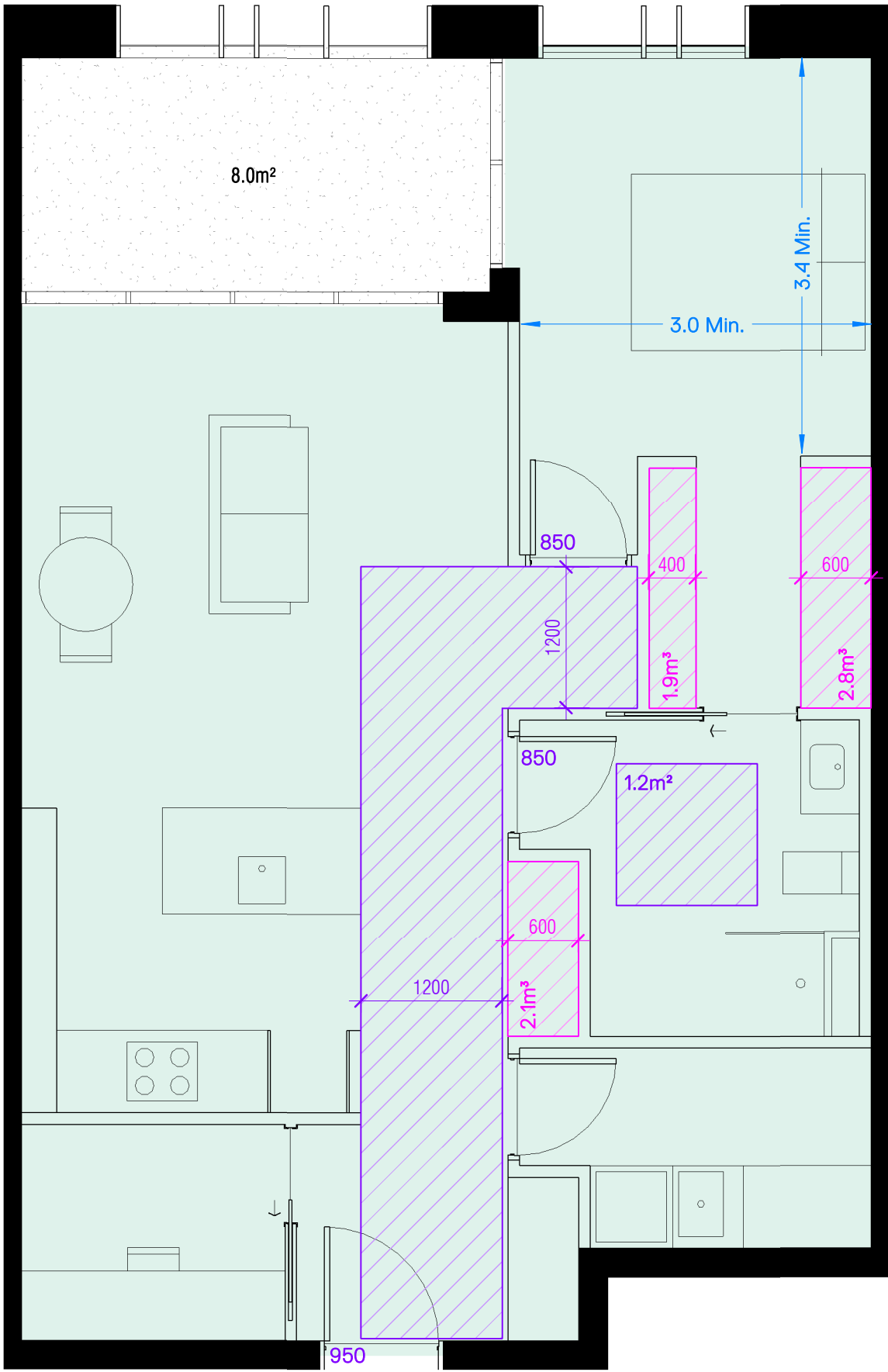
CBG



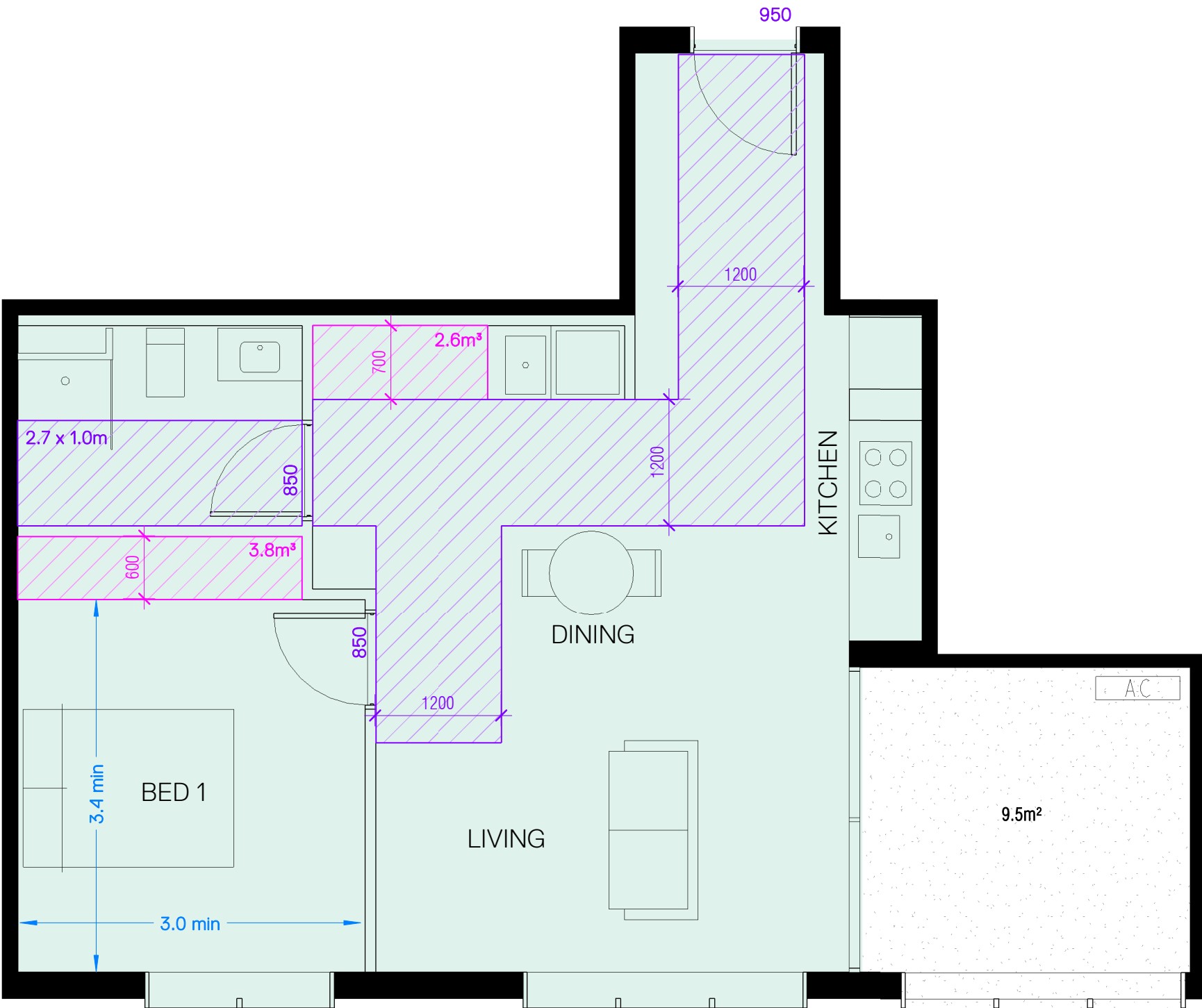


COLOUR LEGEND

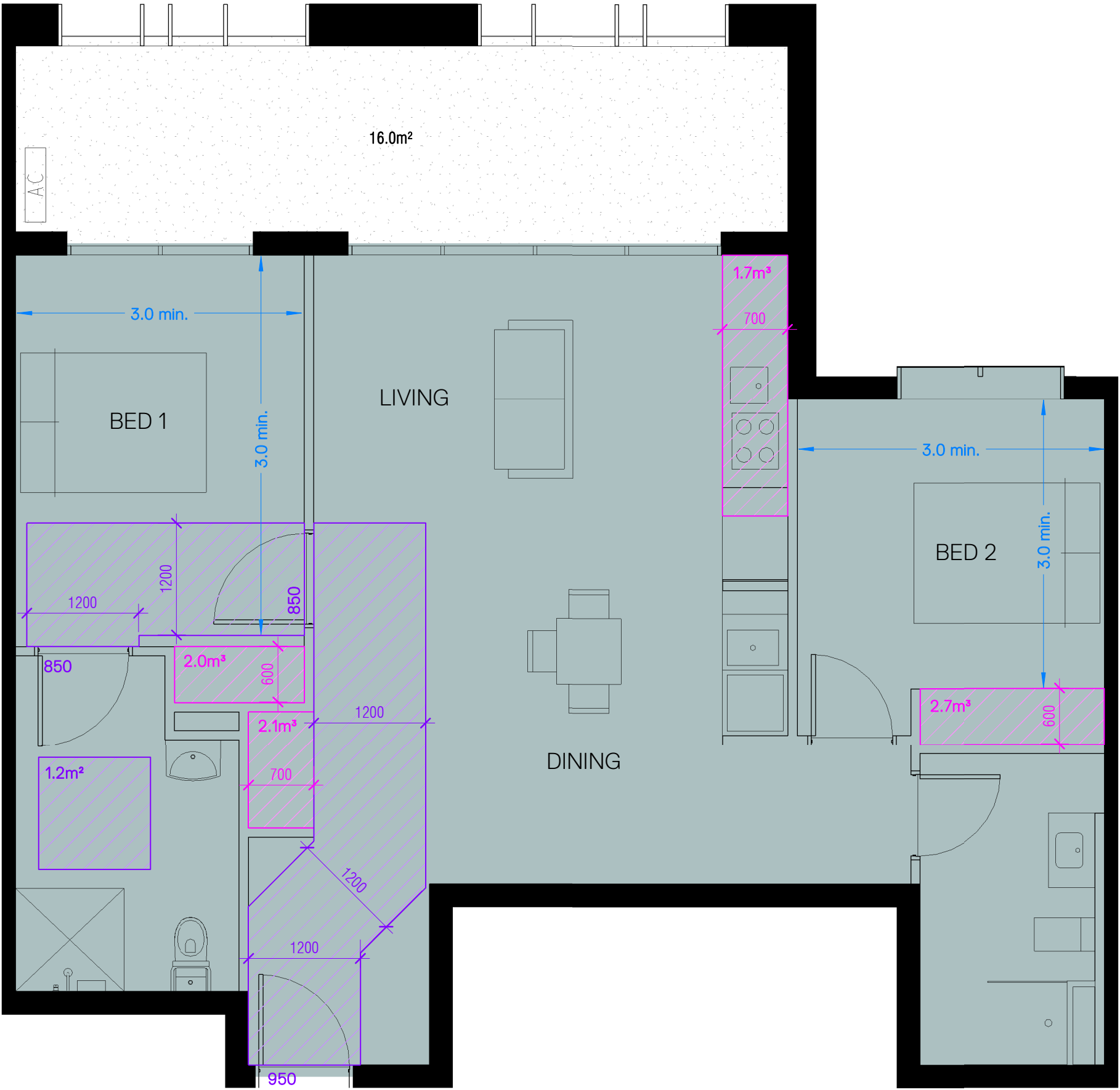
- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



APARTMENT TYPE 1A  
NO. OF TYPE: 2 (two)  
STANDARD D17 (Accessibility): COMPLAINT  
STANDARD D20 (Storage): 10.0m² Min. Total  
(6.0m² Min. Internal)



APARTMENT TYPE 1B  
NO. OF TYPE: 3 (three)  
STANDARD D17 (Accessibility): COMPLAINT  
STANDARD D20 (Storage): 10.0m² Min. Total  
(6.0m² Min. Internal)



APARTMENT TYPE 2A  
NO. OF TYPE: 2 (two)  
STANDARD D17 (Accessibility): COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED TYPE CONFIGURATIONS FOLLOWING REVISED FLOOR PLAN LAYOUTS

NOT FOR CONSTRUCTION

HEATING AND COOLING NOTES

Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

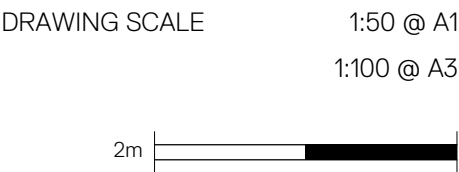
Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUNCIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

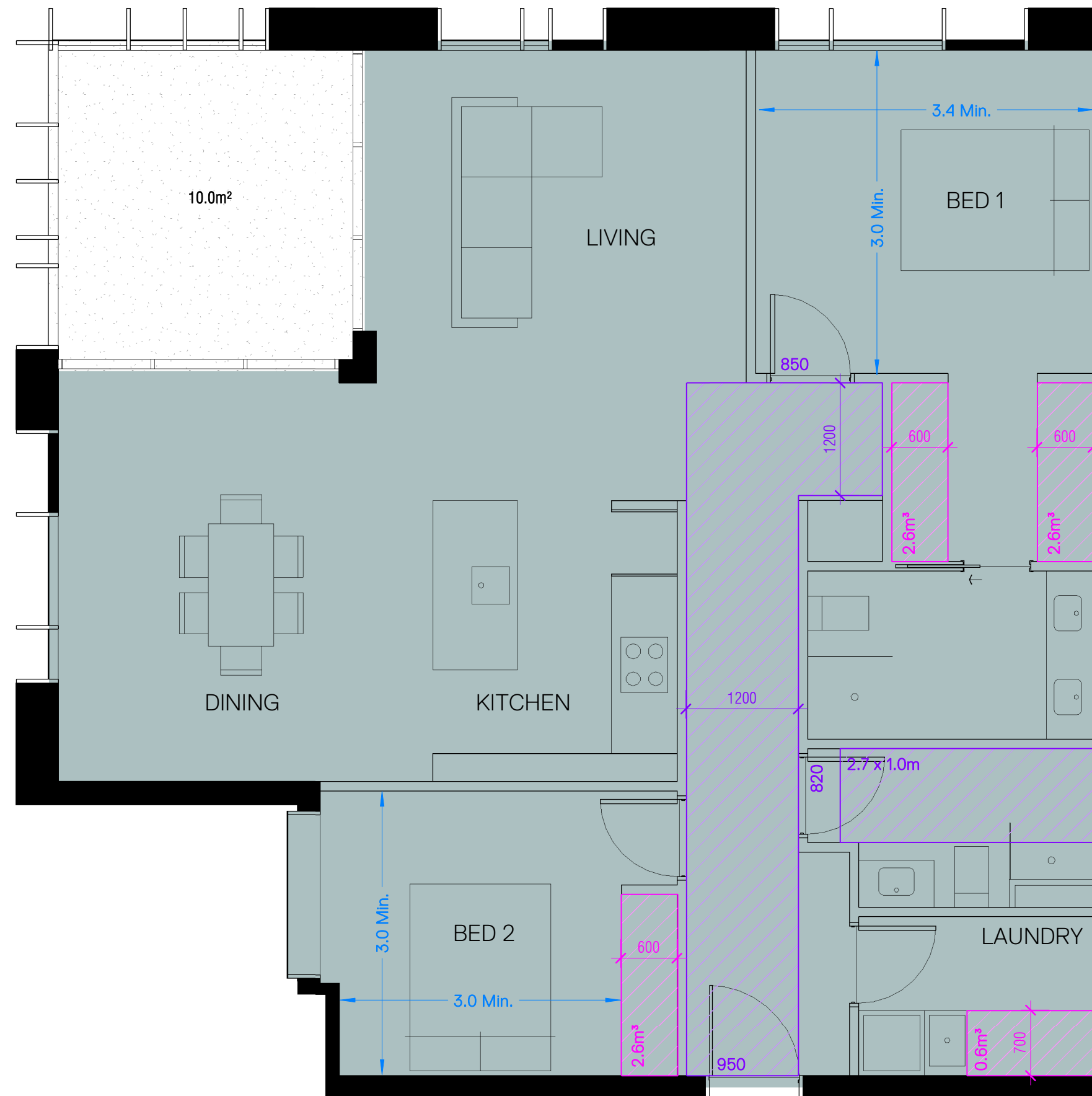
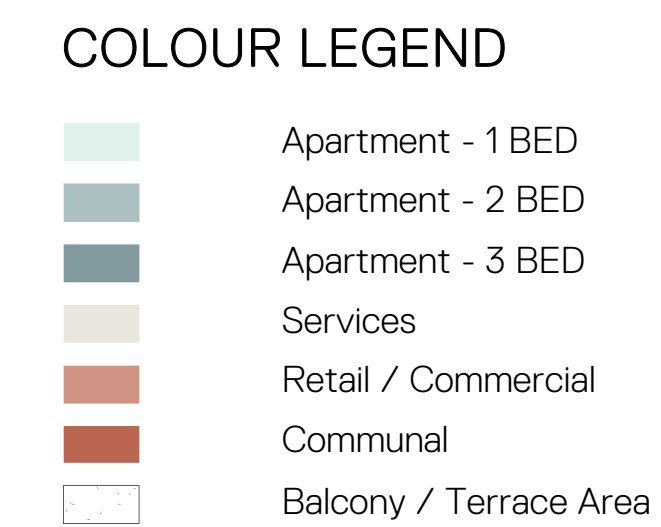
CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
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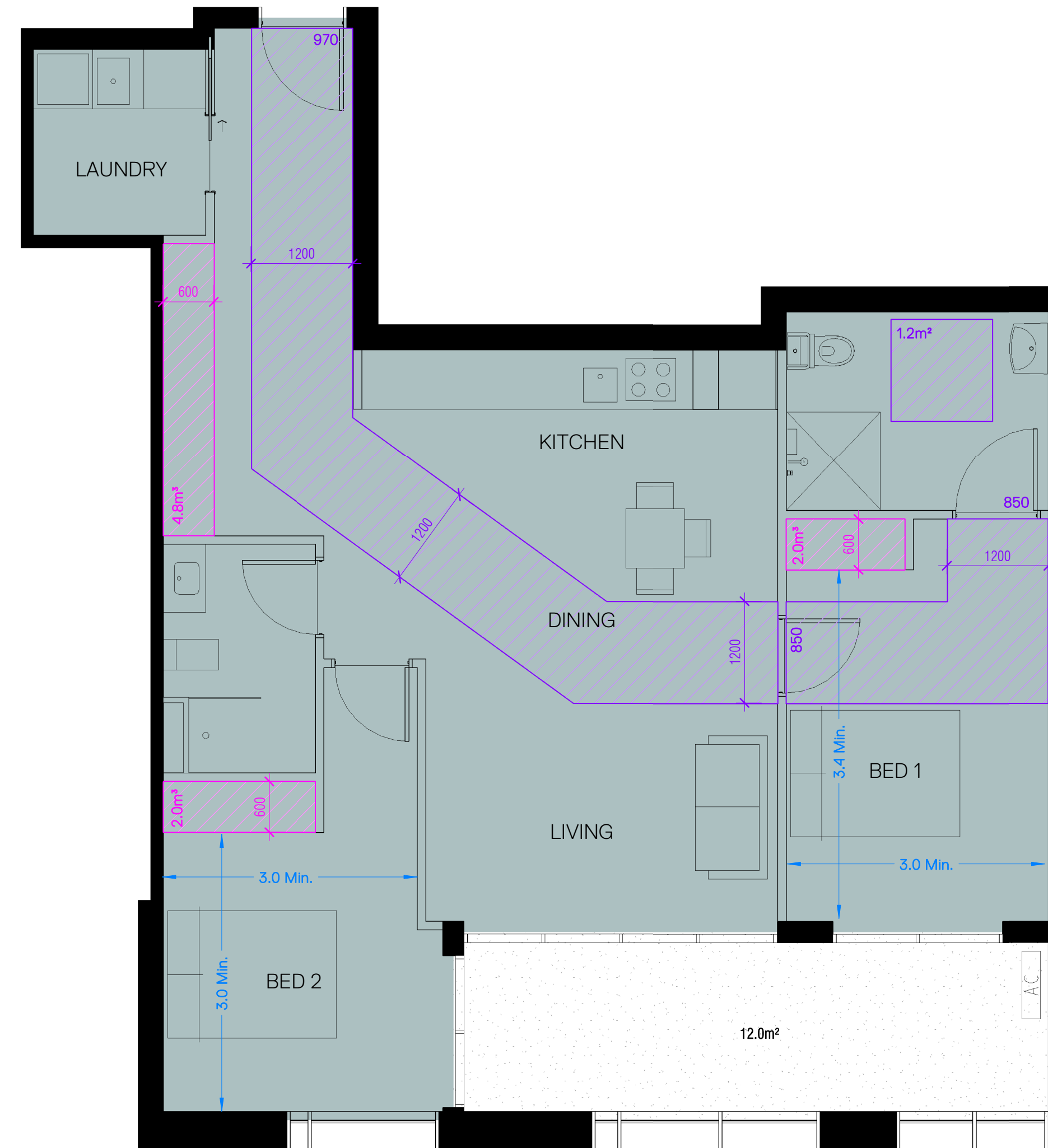


1702	7 - 15 HORNE STREET ELSTERNWICK, VIC
TP600 - F	
VCAT ISSUE	
APARTMENT TYPE - 1A, 1B, 2A	

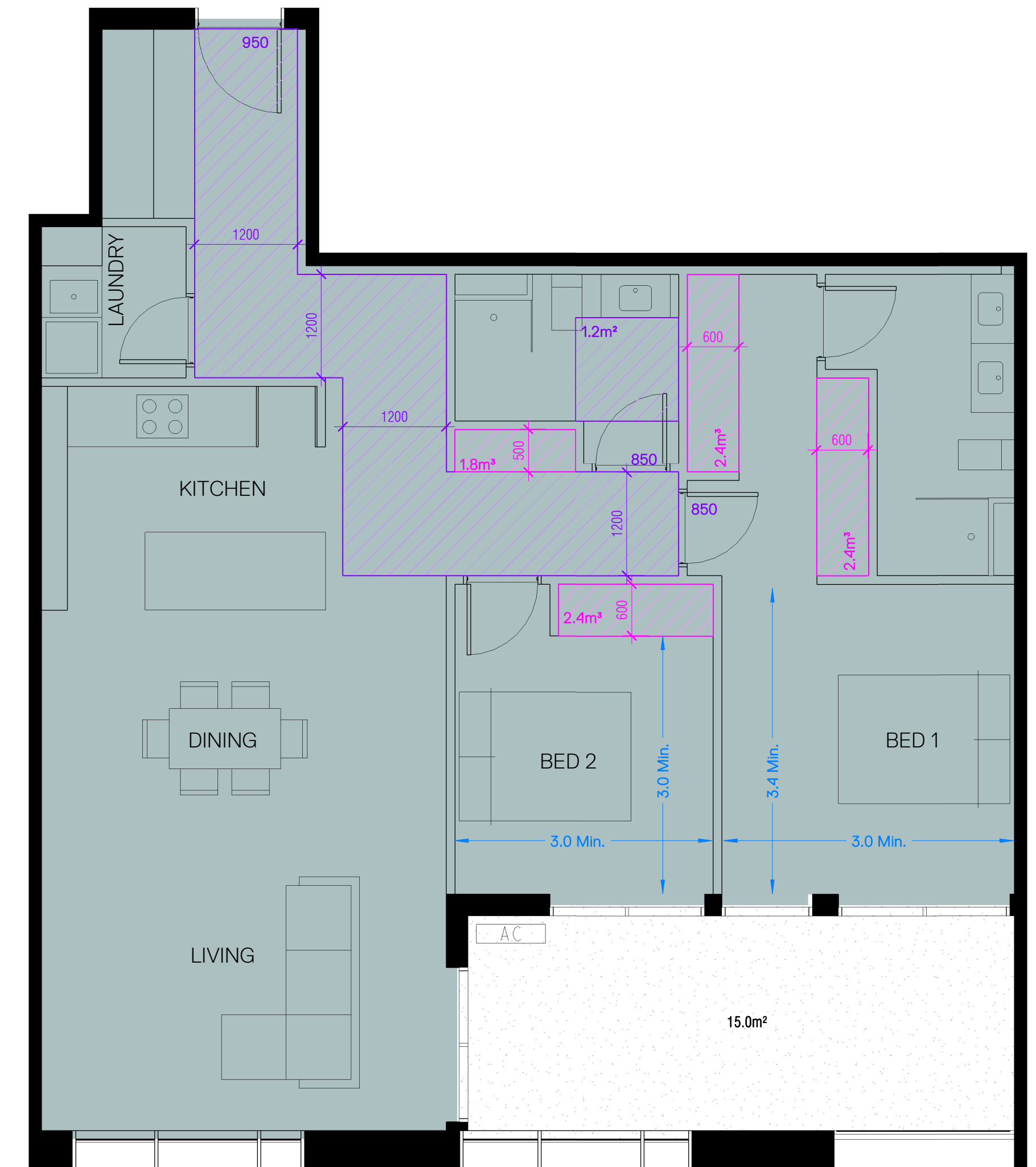




STANDARD D17 (Accessibility):	COMPLAINT
STANDARD D20 (Storage):	14.0m <sup>3</sup> Min. Total (9.0m <sup>3</sup> Min. Internal)



STANDARD D17 (Accessibility):	COMPLAINT
STANDARD D20 (Storage):	14.0m³ Min. Total (9.0m³ Min. Internal)



STANDARD D17 (Accessibility):	COMPLAINT
STANDARD D20 (Storage):	14.0m³ Min. Total (9.0m³ Min. Internal)

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED APARTMENT LAYOUTS


A	01.11.2018	ISSUED FOR TOWN PLANNING
B	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
C	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
D	17.12.2019	CONDITION 1 AMENDMENTS
E	24.02.2020	AMENDMENTS FOLLOWING COUNCIL LETTER DATED 17 FEB 2020
F	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
	22.12.2020	VOLUNTARY AMENDMENTS

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Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

DRAWING SCALE NA

 7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	<b>TP601 - F</b>
VCAT ISSUE	
APARTMENT TYPE - 2B, 2C, 2D	

**CBG**





COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



APARTMENT TYPE 2E

NO. OF TYPE: 2 (two)

STANDARD D17 (Accessibility): COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)



APARTMENT TYPE 2F

NO. OF TYPE: 1 (one)

STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)



APARTMENT TYPE 2G

NO. OF TYPE: 1 (one)

STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED APARTMENT LAYOUTS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
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P: +61 3 9525 3855

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HEATING AND COOLING NOTES

Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

DRAWING SCALE

NA

■■■■■■■■■■	1702
	TP602 - F
	VCAT ISSUE
APARTMENT TYPE - 2E, 2F, 2G	



COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



HEATING AND COOLING NOTES

Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED APARTMENT LAYOUTS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
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DRAWING SCALE

NA

<div></div> <div>7 - 15 HORNE STREET ELSTERNWICK, VIC</div>	1702
TP603 - F	
VCAT ISSUE	
APARTMENT TYPE - 2H	



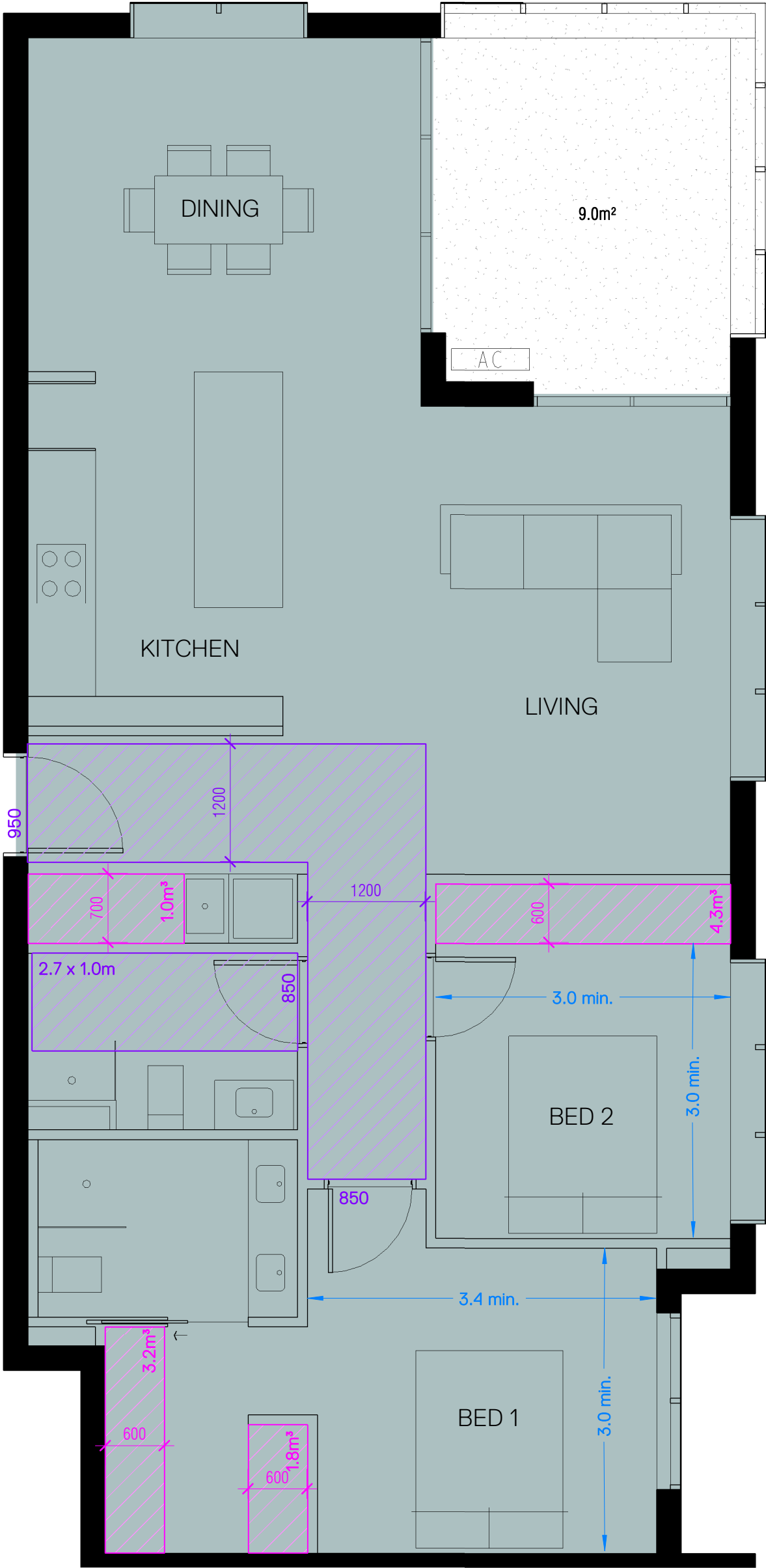


COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



APARTMENT TYPE 2i  
NO. OF TYPE: 1 (one)  
STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)



APARTMENT TYPE 2J  
NO. OF TYPE: 5 (five)  
STANDARD D17 (Accessibility): COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)



APARTMENT TYPE 2K  
NO. OF TYPE: 3 (three)  
STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)

HEATING AND COOLING NOTES

Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED APARTMENT LAYOUTS

NOT FOR CONSTRUCTION

A	01.11.2018	ISSUED FOR TOWN PLANNING
B	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
C	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
D	17.12.2019	CONDITION 1 AMENDMENTS
E	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
F	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:50 @ A4  
1:100 @ A3

2m

7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
VCAT ISSUE	TP604 - F
APARTMENT TYPE - 2i, 2J, 2K	

CBG



COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



APARTMENT TYPE 2L  
NO. OF TYPE: 1 (one)

STANDARD D17 (Accessibility): COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)



APARTMENT TYPE 2M  
NO. OF TYPE: 3 (three)

STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)

HEATING AND COOLING NOTES

Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED APARTMENT LAYOUTS

NOT FOR CONSTRUCTION

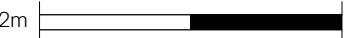
	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:50 @ A1  
1:100 @ A3



7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP605 - F
	VCAT ISSUE
APARTMENT TYPE - 2L, 2M	

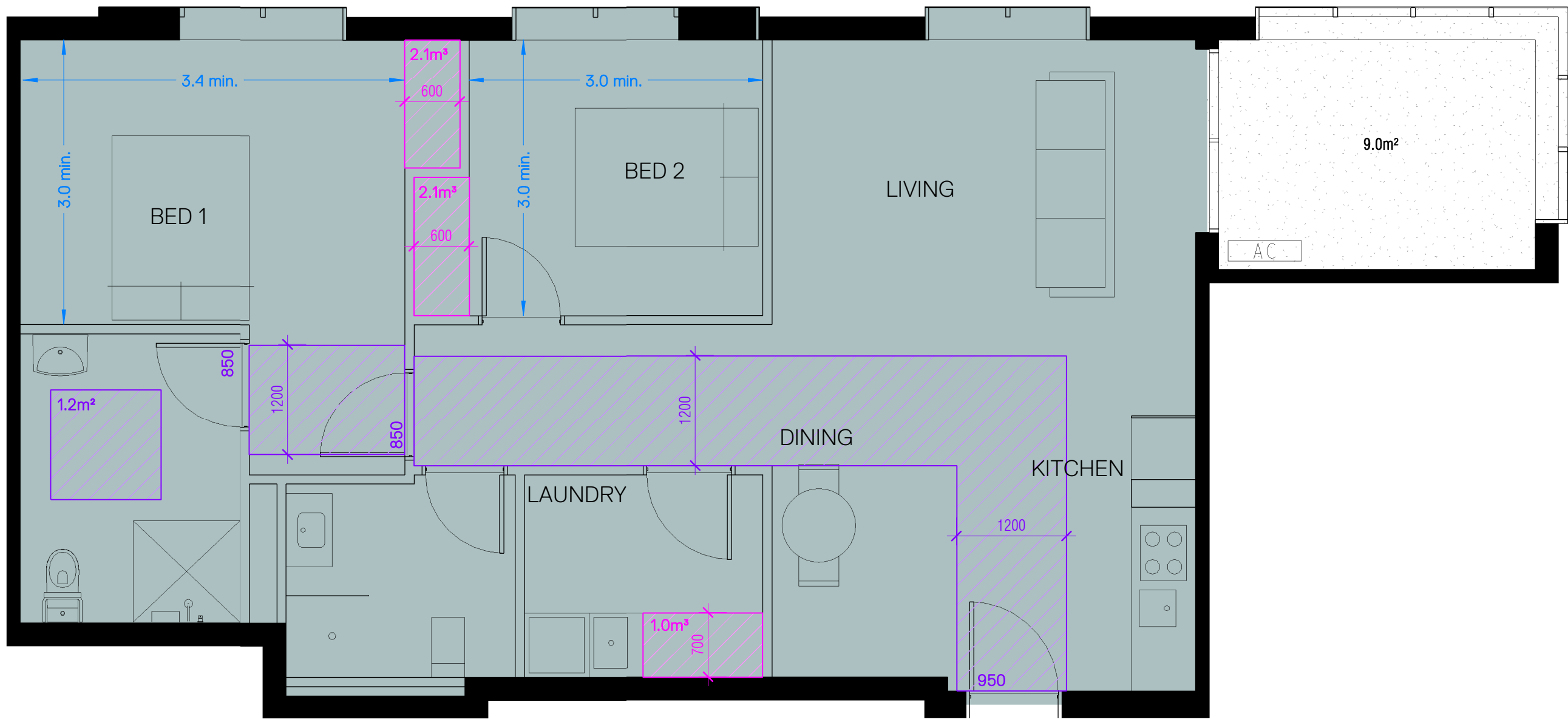






COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



APARTMENT TYPE 2N  
NO. OF TYPE: 3 (three)

STANDARD D17 (Accessibility): COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)



APARTMENT TYPE 2O  
NO. OF TYPE: 2 (two)

STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 14.0m² Min. Total  
(9.0m² Min. Internal)

HEATING AND COOLING NOTES

Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED APARTMENT LAYOUTS

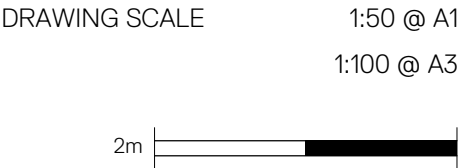
NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

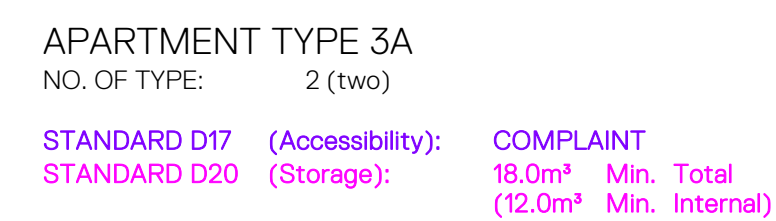
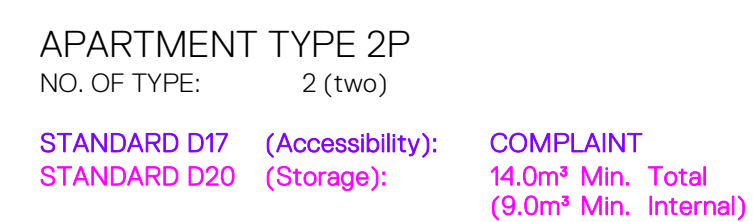
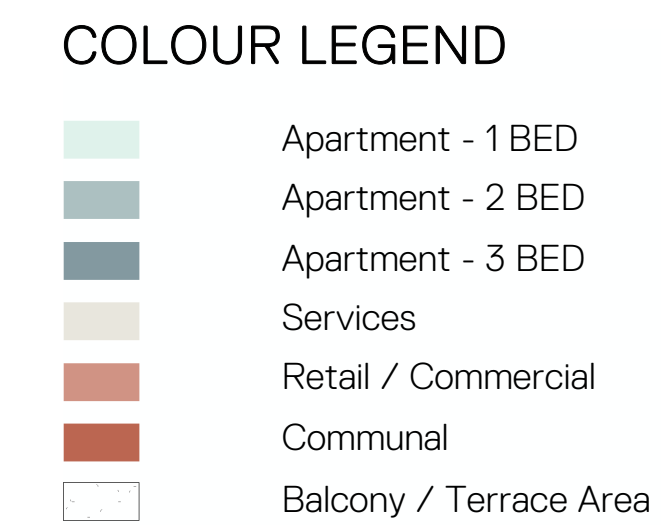
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■■■■■ ■■■■■ 7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP606 - F
VCAT ISSUE	
APARTMENT TYPE - 2N, 2O	





Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

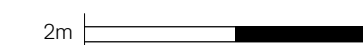
 7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	<b>TP607 - F</b>
VCAT ISSUE	
APARTMENT TYPE - 2P, 3A	

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

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33 Tope Street, South Melbourne VIC 3205  
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DRAWING SCALE                      1:50 @ A1  
1:100 @ A3







COLOUR LEGEND

- Apartment - 1 BED
- Apartment - 2 BED
- Apartment - 3 BED
- Services
- Retail / Commercial
- Communal
- Balcony / Terrace Area



APARTMENT TYPE 3B  
NO. OF TYPE: 2 (two)  
STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 18.0m³ Min. Total (12.0m³ Min. Internal)



APARTMENT TYPE 3C  
NO. OF TYPE: 1 (one)  
STANDARD D17 (Accessibility): NON COMPLAINT  
STANDARD D20 (Storage): 18.0m³ Min. Total (12.0m³ Min. Internal)

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED APARTMENT LAYOUTS

NOT FOR CONSTRUCTION

HEATING AND COOLING NOTES

Heating and cooling units will be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development Guidelines (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condenser units to have units provided in allocated roof plant area.

	01.11.2018	ISSUED FOR TOWN PLANNING
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D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
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P: +61 3 9525 3855

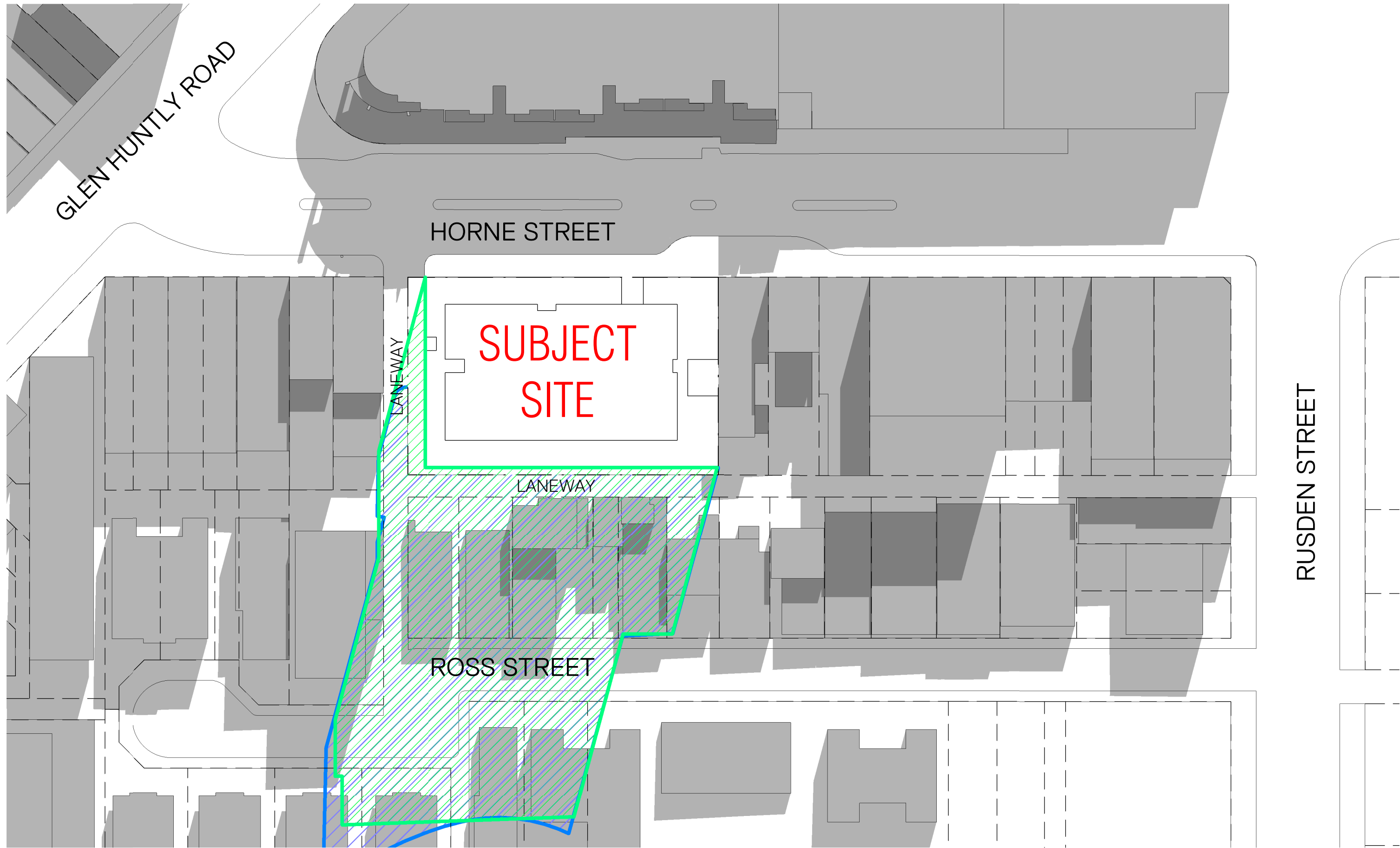
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DRAWING SCALE 1:50 @ A1  
1:100 @ A3

2m

7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP608 - F
	VCAT ISSUE
APARTMENT TYPE - 3B, 3C	





WHAT DOES THIS PLAN SHOW:

- Shadows cast by existing approved building mass, heights and setbacks.

COLOUR LEGEND

- PROPOSED SHADOWS
- SHADOWS Cast by Existing Built form and Possible Urban Apartments
- EXISTING BUILT FORM - Horne Street and Glenhuntly Road
- SHADOW OF A MASS COMPLIANT WITH THE ENDORSED BUILDING HEIGHT AND SETBACKS

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDE SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:500 @ A1  
1:1000 @ A3

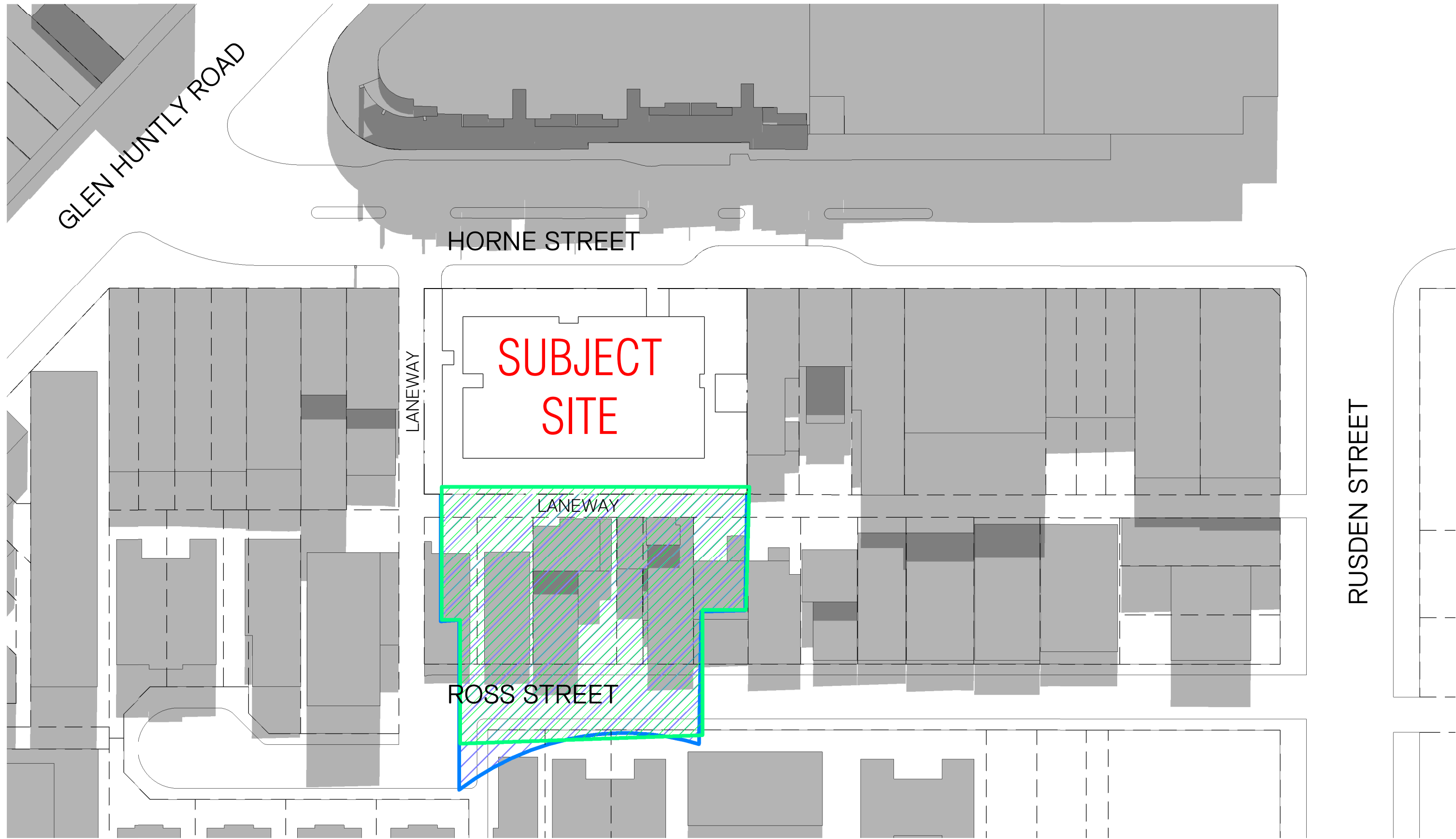


	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	CONDITION 1 AMENDMENTS
D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP950 - F
VCAT ISSUE	
SHADOW ANALYSIS - 9AM	







WHAT DOES THIS PLAN SHOW:

- Shadows cast by existing approved building mass, heights and setbacks.

COLOUR LEGEND

- PROPOSED SHADOWS
- SHADOWS Cast by Existing Built form and Possible Urban Apartments
- EXISTING BUILT FORM - Horne Street and Glenhuntly Road
- SHADOW OF A MASS COMPLIANT WITH THE ENDORSED BUILDING HEIGHT AND SETBACKS

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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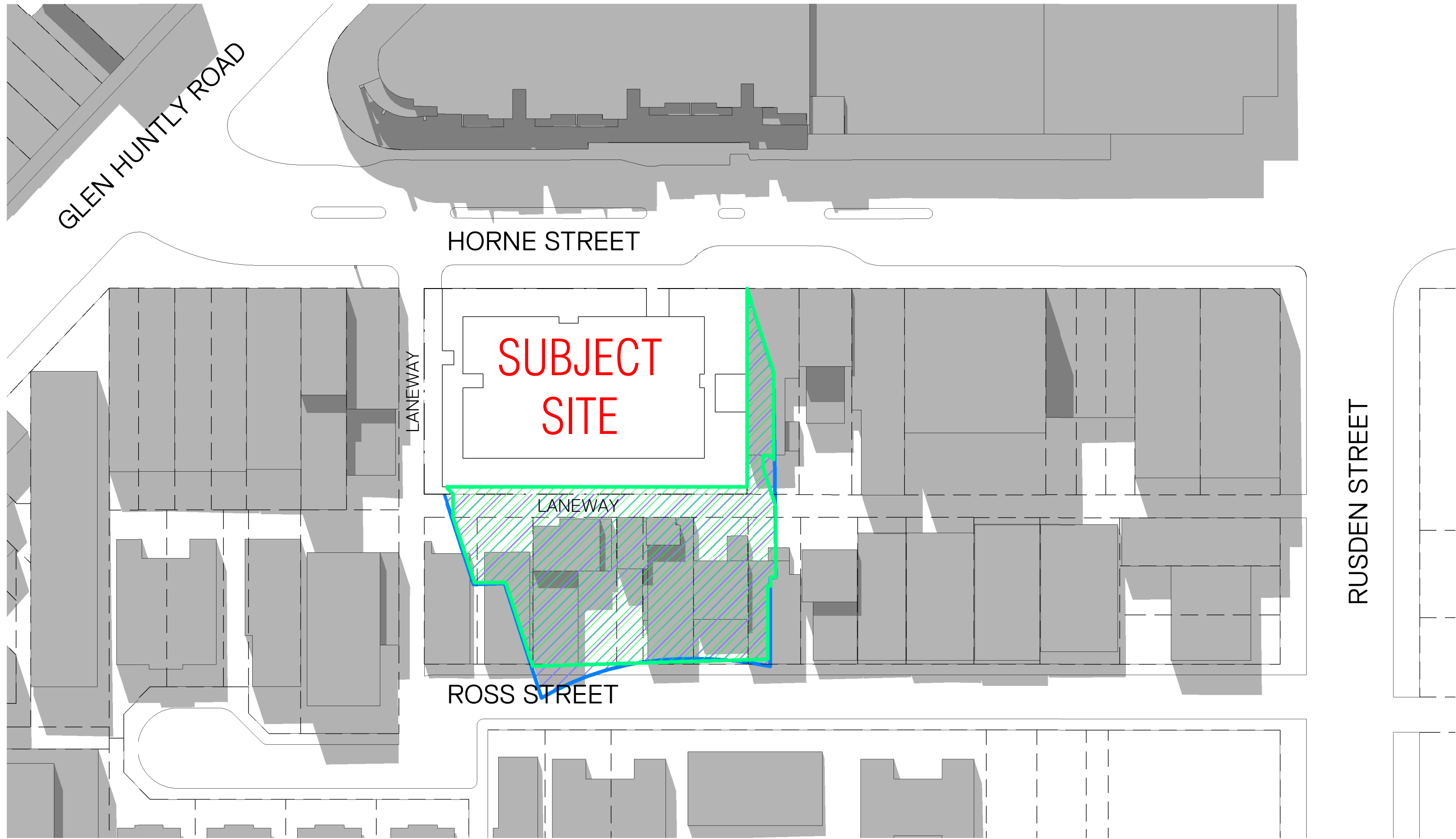


DRAWING SCALE 1:500 @ A1  
1:1000 @ A3



	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP951 - F
VCAT ISSUE	
SHADOW ANALYSIS - 10AM	





REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING

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DRAWING SCALE 1:500 @ A1  
1:1000 @ A3




WHAT DOES THIS PLAN SHOW:

- Shadows cast by existing approved building mass, heights and setbacks.

COLOUR LEGEND

- PROPOSED SHADOWS
- SHADOWS Cast by Existing Built form and Possible Urban Apartments
- EXISTING BUILT FORM - Horne Street and Glenhuntly Road
- SHADOW OF A MASS COMPLIANT WITH THE ENDORSED BUILDING HEIGHT AND SETBACKS

	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP952 - F
VCAT ISSUE	
SHADOW ANALYSIS - 11AM	







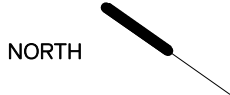
REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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D	24.02.2020	AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020
E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

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TOWN PLANNING  
  
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DRAWING SCALE 1:500 @ A1  
1:1000 @ A3



WHAT DOES THIS PLAN SHOW:

- Shadows cast by existing approved building mass, heights and setbacks.

COLOUR LEGEND

- PROPOSED SHADOWS
- SHADOWS Cast by Existing Built form and Possible Urban Apartments
- EXISTING BUILT FORM - Horne Street and Glenhuntly Road
- SHADOW OF A MASS COMPLIANT WITH THE ENDORSED BUILDING HEIGHT AND SETBACKS

7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP953 - F
	VCAT ISSUE
SHADOW ANALYSIS - 12 NOON	





WHAT DOES THIS PLAN SHOW:

- Shadows cast by existing approved building mass, heights and setbacks.

COLOUR LEGEND

- PROPOSED SHADOWS
- SHADOWS Cast by Existing Built form and Possible Urban Apartments
- EXISTING BUILT FORM - Horne Street and Glenhuntly Road
- SHADOW OF A MASS COMPLIANT WITH THE ENDORSED BUILDING HEIGHT AND SETBACKS

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

MIXED USE PROPOSAL  
TOWN PLANNING


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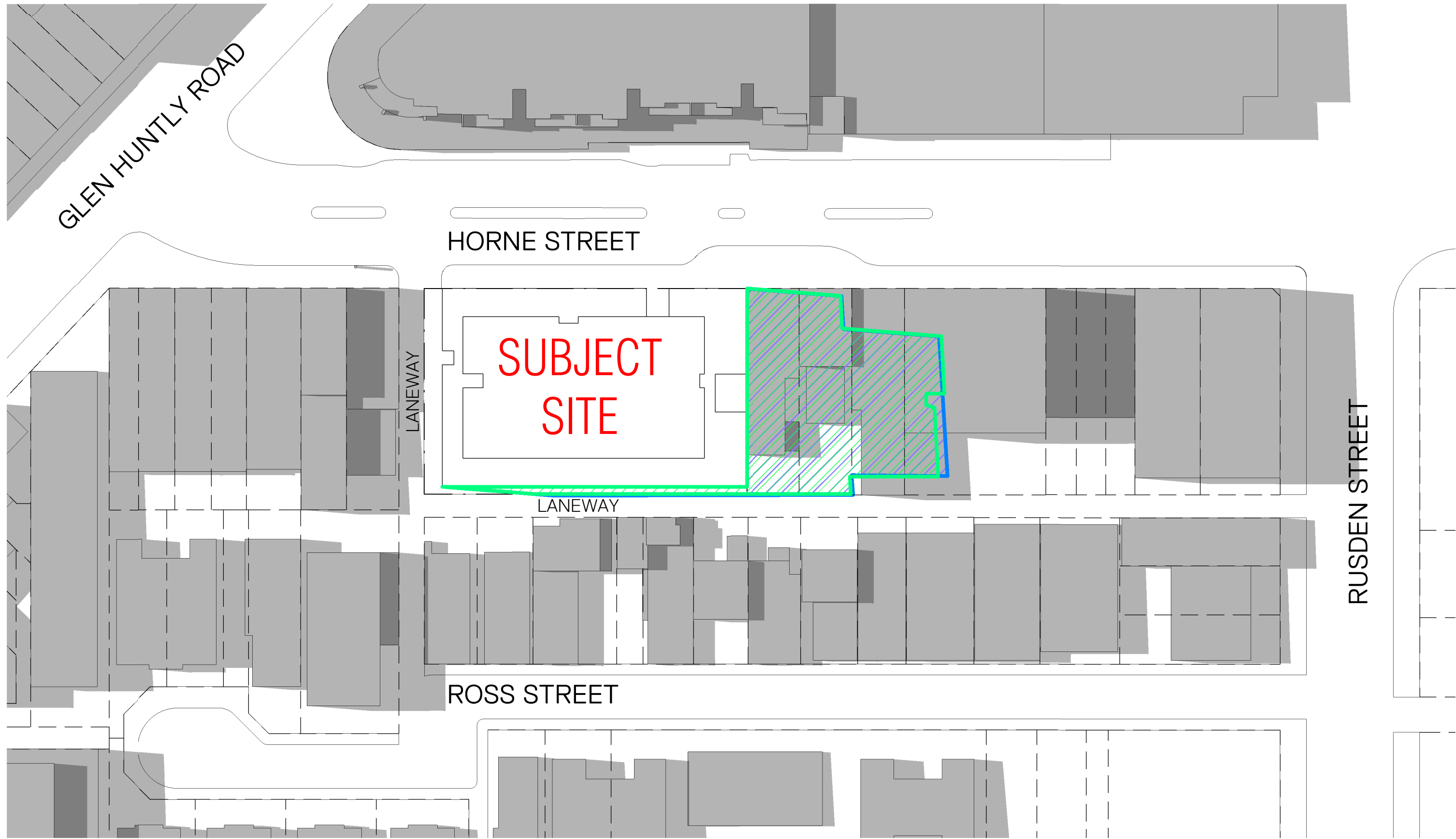
DRAWING SCALE 1:500 @ A1  
1:1000 @ A3



 7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	TP954 - F
	VCAT ISSUE SHADOW ANALYSIS - 1PM




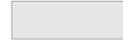






WHAT DOES THIS PLAN SHOW:

- Shadows cast by existing approved building mass, heights and setbacks.

COLOUR LEGEND

-  PROPOSED SHADOWS
-  SHADOWS Cast by Existing Built form and Possible Urban Apartments
-  EXISTING BUILT FORM - Horne Street and Glenhuntly Road
-  SHADOW OF A MASS COMPLIANT WITH THE ENDORSED BUILDING HEIGHT AND SETBACKS

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS


MIXED USE PROPOSAL  
TOWN PLANNING  
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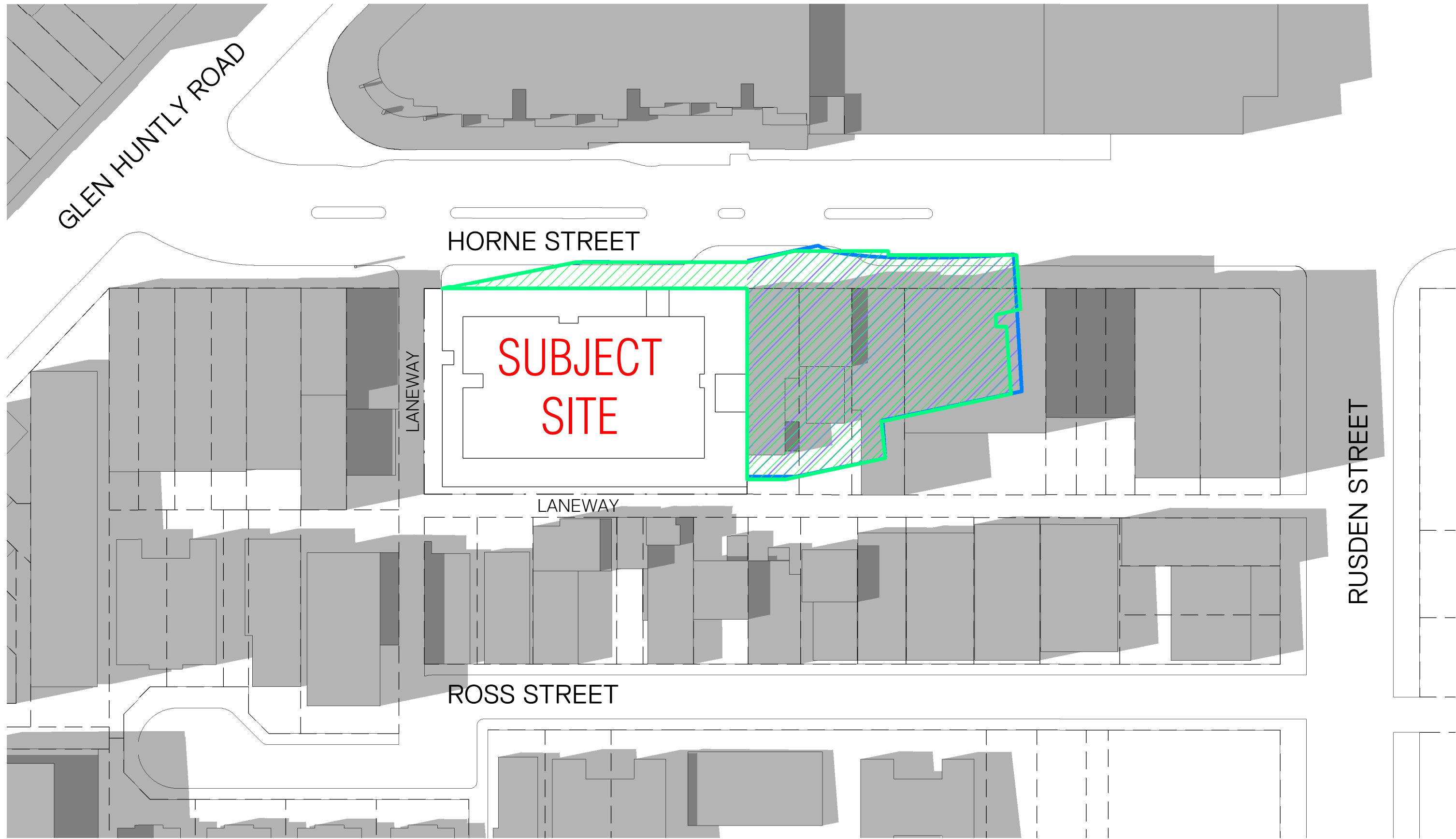


DRAWING SCALE 1:500 @ A1  
1:1000 @ A3



	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP955 - F
VCAT ISSUE	
SHADOW ANALYSIS - 2PM	









WHAT DOES THIS PLAN SHOW:

- Shadows cast by existing approved building mass, heights and setbacks.

COLOUR LEGEND

-  PROPOSED SHADOWS
-  SHADOWS Cast by Existing Built form and Possible Urban Apartments
-  EXISTING BUILT FORM - Horne Street and Glenhuntly Road
-  SHADOW OF A MASS COMPLIANT WITH THE ENDORSED BUILDING HEIGHT AND SETBACKS

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) AMENDED SHADOWS WITHIN APPROVED MAXIMUM BUILDING HEIGHT AND SETBACKS

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING


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DRAWING SCALE 1:500 @ A1  
1:1000 @ A3



	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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C	17.12.2019	CONDITION 1 AMENDMENTS
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E	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI
F	22.12.2020	VOLUNTARY AMENDMENTS

	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP956 - F
VCAT ISSUE	
SHADOW ANALYSIS - 3PM	

